

# The Village at Laguna Hills

## Attachment 15

Public Comments  
Received After 5PM on April 27, 2021  
Through June 15, 2021



**Public Commenters**  
**for**  
**The Village Public Hearing**  
received after April 27, 2021, at 5:00p.m.

LH Business Owner  
Resident  
Non-Resident

**In Favor of Project as Presented**

**JotForm Submissions**

**109 Individuals**

Kenneth S. Post — duplicate  
commenter

Sarah Fawaz

Lucy Marek (2)

Tom Marek (3)

Suzie Galstian (2)

Maribel Villasenor

Linda Kathleen Akins

Tammy Demetry (2)

Marian Grace —duplicate  
commenter

Jean Sohn

Patricia Maruzewski

Cynthia Lynn Rouland

Andrea Davila

Care Bowman

Deborah Dotson (2)

Dave Bartlett

Jeffrey Kozek (3)

Dianne M. Campbell (2)

Les Card

Randy Lin

Emily Azzolina

Michael Waldinger

John Doe

Andres Felipe Pavajeau

Justin Templeton

Larry Kordower (2)

Brigitte Fisk

Steve Pollack

Russ Mandell

Tanya McLaughlin

Julie Marin

John Pedroza (2)

Thomas Hutchinson

Esther Walker

Annie Zipy

Deborah Hernandez

Rolland E. Bruckner

Gwen Sutfin (2)

Aubrey Fergeson

Melissa Auten (2)

Lindsay Anderson

John McCurdy

Kimberley Harvie

Chris Alan Chronister

Claire Pedroza

Flor Pedroza

Israel Pedroza

Elaine Gundlach

Allison Blain

Patricia Blain

Eileen Hirsch

Stacey Pollock

Steven Greyshock

Matthew Davis

Maureen Roche

JoAnn Iglesias

Dee Martinez

Jorge Solorio Salazar

Maria I. Hamalak

Eric Buehrer

Jan Smith

Blair Sharpe

Ricky Share

Norbert Kaufman

Mary Willard Barnsley

Michael Martinez

Chris

Richard Flores

Carol Savedra

Lauren Glover

Edward Wong

Teclo Minor

Linda Pfof

Corinne Swart

Lyndon Brown — duplicate  
commenter

James Thorn

Jennette Marie Pulecio (2)

Kasha Burlington

Sharon Goldinger

Faith Lattomus

Robert Gunderson

John Andrew Schaffer

Renee Oakes

Gregory Paul Puskas

Meri Tevlin

Suzanne Mangum

Mary Jimenez

Cornelia Lockitch

Trisha Brown Burgess

Gail A. Cochran

Mayumi O. Lee

Karen Stone (2) — duplicate  
commenter

Carla Vanar (2)

Kathy Vanar

Emmanuel Gonzalez

Lisa Gomez

Gene Campbell

S. Joya

John Mohseni

William F. Hanway

Bob Shetland

Suzette Mascarenas

Pat Clark

Anonymous

Heidi Shurtz

Rima Radwan

Clarissa Gonzales

Julia Park

Matthew Jones

**Letter and Emails Submissions**

**22 Individuals**

Randal Bressette, Former Mayor and Council  
Member

L. Allan Songstad Jr., Esq of Songstad Randall Coffee  
& Humphrey LLP, Former Mayor and Council  
Member

Lisa Bartlett, Supervisor, Fifth District Orange  
County Board of Supervisors  
[John Wiseman](#)  
Neta Wenrick  
Ali Jeske  
Gail T. Waterman  
[Tina Frey](#)  
[George Girgis](#)  
Susan Lord

[Elizabeth Mesic](#)  
Mike Yee  
[Brady Runyon](#)  
James Wenrick, LCSW  
[Jennifer Pointer](#) – duplicate commenter  
[Fred Schroeffel](#)  
Sabrina Phillips – duplicate commenter  
[Patricia Thee](#) – duplicate commenter  
Illegible Signatures (4)

## Response to Letter from Kennedy Commission & Other Organizations

### 1 Businesses

Stephen Logan, Vice President of Development, Merlone Geier Partners

## Supportive with Modifications for Greater Housing Affordability

### 1 Individuals

[Catherine R. Van Camp](#) – duplicate commenter

[Janet Lusk](#) – duplicate commenter

### 1 Organization

Denise Fleury, Welcoming Neighbors Home – duplicate commenter

Rona S. Henry, Welcoming Neighbors Home and Rev. Kent Doss, Tapestry, a Unitarian Universalist Congregation  
– duplicate commenters

## Supportive with Modifications

### Business

## Against the Project as Presented

### 7 Individuals

[Glenda Vincent](#) – duplicate commenter

[John Huber](#)

[Anne Taylor Loughran](#)

[Claudia Mohler](#)

[Elise Addington](#)

Larry McGrail

[Dori Neuman](#)

### 1 Business

[Florina Massbaum](#), LUXRA Realty, Inc.

### 1 Organization

[Future Laguna Hills Advisory Group \(FLAG\)](#) - Robin Jochims, Mark Osbourne, & Sidney Harrington

April 27, 2021

Mayor Erica Pezold  
Members of the Laguna Hills City Council  
City Hall  
24035 El Toro Road  
Laguna Hills, CA 92653

**Re: Village at Laguna Hills - Merlone Geier Response to April 21, 2021 Letter from the Kennedy Commission and Other Organizations**

Dear Mayor Pezold and Laguna Hills City Council:

The April 21, 2021 comment letter from the Kennedy Commission and other organizations (collectively referred to hereafter as the "Kennedy Commission") includes certain mischaracterizations of the modifications to the Five Lagunas Project referred to as the Village at Laguna Hills ("VLH"). Fundamentally, the Kennedy Commission overlooks the fact that VLH is a modification of previously-approved project which proposes to add 512 residential units -- 39% of which will be restricted as affordable units -- to 988 units that were previously approved without any affordability restrictions. The Kennedy Commission also fails to recognize that by increasing office use compared to retail and restaurant uses, the VLH modifications will result in a greater proportion of office jobs that pay relatively higher wages compared to Five Lagunas; thus, VLH improves upon any purported imbalance between jobs and housing generated by the project. Specific responses to comments from the Kennedy Commission follow.

1. Kennedy Commission comment: Most the of the jobs created by VLH will not qualify these employees for low- or moderate-income housing.

Response: As described above, VLH is a modification of Five Lagunas. Five Lagunas included 880,539 square feet of retail, restaurant, cinema and health club uses. VLH proposes to reduce those same uses to 250,000 square feet. Whereas Five Lagunas included only 45,890 square feet of flex medical office space, VLH proposes 465,000 square feet of general office use. Thus, VLH proposes a balance of uses that will result in a greater proportion of office jobs to retail, restaurant, cinema and health club jobs compared to Five Lagunas. The Kennedy Commission's comment that the "Village Fiscal Impact Analysis shows 2,900 on-site jobs will be created for 250,000 square feet of restaurants, hotel, and retail . . ." is incorrect, as it ignores the office component. Indeed, fewer than half of the jobs generated by VLH would be restaurant, retail or hotel jobs (1,351), and even this number is a grand total that does not deduct existing restaurant square footage (23,000 sf) or account for the uses (and associated jobs) for the approved Five Lagunas Project.

2. Kennedy Commission comment: While the Addendum to the City of Laguna Hills General Plan Update EIR for the Village at Laguna Hills Project points out that the project creates a 1.87 jobs per dwelling unit ratio, which is lower than the 2030 forecast, the Addendum EIR failed to consider the low-wage nature of the jobs that will be created and the lack of affordability of the dwelling units proposed. A significant portion of the jobs created by the Village at Laguna Hills Project will result in an increase in very-low-income households in

Laguna Hills, yet the Project does not provide a single unit of housing affordable to a very-low-income household. Since most of these low-wage employees will not be able to afford the units, the Project does not really benefit from the alleviated commuter traffic as is normally associated with mixed-use commercial and residential developments and as claimed in the Addendum EIR.

Response: The Kennedy Commission claims that VLH will exacerbate the need for low and very-low income housing in Laguna Hills by creating new low-paying jobs without commensurate housing. Even if it is assumed that VLH will bring new residents to Laguna Hills seeking out retail, restaurant, cinema or health club jobs, VLH is reducing those types of uses by over 600,000 square feet compared to the approved Five Lagunas Project. Moreover, Five Lagunas included no low or moderate-income housing units, so VLH improves the ratio of affordable housing to new, retail, restaurant, cinema and health club jobs.

The Kennedy Commission letter appears to assume only one worker per household to make its claim that providing lower-wage jobs actually harms lower-wage workers. In fact, many households include more than one worker (see below) and housing affordability is based on household income. It should also be noted that according to the Kennedy Commission letter, the City lost 8.7% of its jobs between 2007 and 2017; providing new jobs at a range of salary levels creates more opportunities for Laguna Hills residents.

The Fifth Addendum to the 2009 General Plan EIR ("Addendum") accounts for the fact that VLH proposes modifications to the previously-approved Five Lagunas Project. As required by law, the Addendum evaluates VLH pursuant to CEQA Guidelines Section 15162 and substantiates the determination that VLH will not result in any new or more severe significant environmental impacts. Potential traffic-related impacts were evaluated as part of the Addendum consistent with the City of Laguna Hills Vehicle Miles Travelled Analysis Guidelines under the California Environmental Quality Act. VLH meets two of the City's screening criteria, and as a result, VLH is deemed to not result in significant impacts due to vehicle miles travelled, which is the governing standard under which traffic impacts are evaluated under CEQA. (See Addendum, § 3.16.) Moreover, and although not required by CEQA, the Addendum includes a level-of-service based Traffic Impact Analysis (Appendix G), which documents that VLH will result in a net decrease of 9,970 daily weekday trips compared to Five Lagunas; thus, the Kennedy Commission's claim that VLH "does not really benefit from the alleviated commuter traffic" is incorrect.

3. Kennedy Commission comment: It is also important to remember that nearly one fourth (23%) of already existing Laguna Hills households earn less than \$50,000/year; the proposed low/moderate income units will not be financially available for these current residents either.

Response: The Kennedy Commission argues that 23% of Laguna Hills' existing population does not generate the income necessary to rent low- or moderate-income units. The 2019 Southern California Association of Governments ("SCAG") data cited by the Kennedy Commission describes percentages of household income in broad ranges (e.g., between \$50,000 - \$74,999 and between \$100,000 - \$149,000) that do not directly

correlate to State income limits for affordable housing. As such, a direct comparison between the SCAG data and the State income limits is not possible.

According to SCAG's 2019 Laguna Hills Profile<sup>1</sup>, 18% of all households in Laguna Hills are comprised of a single person. Single-person households earning less than \$50,000 per year would, in fact, be eligible for housing at the low income level. Per State income limits, single-person households in Orange County with an annual income of between \$44,851 - \$71,750 qualify for low-income housing. (<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf>) Larger households earning less than \$50,000 per year would not fall within the income ranges for low-income units and would need very low income units, which are now included in the RHNA goals for Laguna Hills.

The Kennedy Commission also does not take into account that there has been almost no new housing development within the City of Laguna Hills in recent years, whether market rate or affordable. The 2019 SCAG Laguna Hills Profile shows that in 2018, the City issued only a single building permit for new housing. Approving VLH enables the City to make substantial progress toward satisfying its Regional Housing Needs Allocation ("RHNA") requirements for total housing and for low- and moderate-income housing. And as the Kennedy Commission notes, VLH will be the first project in the last 40 years (including Five Lagunas), to include affordable housing requirements.

4. Kennedy Commission comment: With over 2900 on-site employees and without providing adequate housing affordable at these income levels, this project will have a significant environmental impact on the community by creating an even greater strain on the limited supply of housing available in Laguna Hills at these income levels and on traffic as well.

Response: The Kennedy Commission reiterates the comment that VLH will result in environmental impacts by creating new jobs. As discussed above, VLH reduces what the Kennedy Commission claims are land use types that generate lower-paying jobs in favor of higher-paying office jobs compared to the approved Five Lagunas Project. Moreover, VLH will result in as many as 1,500 new units of housing, including 200 low and moderate-income units, which will substantially increase the City's housing stock. The Addendum evaluates VLH pursuant to CEQA and establishes that VLH will not result in any new or more severe significant environmental impacts, including with respect to population and housing (§3.13), public services (§3.14) and recreation (§3.15.) And as further described above, VLH will not result in significant traffic impacts in the form of vehicle miles travelled (§3.16) and will reduce weekday traffic compared to Five Lagunas.

5. Kennedy Commission comment: As proposed, this development would yield only 100 low-income housing units. This is only 11% of the required 917 of the homes identified by RHNA in the 6th Cycle Housing Element allocated to very-low and low-income earners over the next 8-year period.

Response: The Kennedy Commission ignores the fact that VLH is a modification of the Five Lagunas Project, and Five Lagunas does not include any affordable units. To be clear, were it not for VLH, the property owner would be permitted to redevelop the site

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<sup>1</sup> [https://scag.ca.gov/sites/main/files/file-attachments/lagunahills\\_localprofile.pdf?1606012707](https://scag.ca.gov/sites/main/files/file-attachments/lagunahills_localprofile.pdf?1606012707)

without *any* affordable units. VLH does not include very low income units, but represents over 28% of the City's 2021-2029 RHNA allocation for low-income housing and 28% of its allocation for moderate-income housing, all as part of a single project and on a site that would otherwise be devoid of any affordable units.

6. Kennedy Commission comment: Once the current Village site plan is approved, the site will no longer qualify as "available land" for inclusion in the site inventory for the 6th Cycle Housing Element. Without that large site available for inclusion, it will likely put even more pressure on the City to find enough suitable land to satisfy the new, higher RHNA requirements in the new 6th Cycle Housing Element.

Response: The City is aware that once VLH is approved, it will be treated as "approved, permitted development" rather than "available land" in the Sixth Cycle Housing Element. The City is also aware of the rule that sufficient land elsewhere must be identified in its Housing Element to accommodate all RHNA housing units not accounted for by the VLH approvals. The pressure on the City to meet this requirement is an existing condition and is not caused by VLH approvals, which will provide 200 more affordable units than are required under existing development approvals for the project site.

Sincerely,

Merlone Geier Partners



Stephen Logan

Vice President - Development

**Jennifer Lee**

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**Subject:** FW: Laguna Hills City Council Meeting, Agenda The Villages Entitlement Hearing, April 27

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**From:** Rona Henry <[rona.s.henry@gmail.com](mailto:rona.s.henry@gmail.com)>

**Sent:** Tuesday, April 27, 2021 5:08 PM

**To:** Public Comments

**Cc:** Denise Fleury

**Subject:** Fwd: Laguna Hills City Council Meeting, Agenda The Villages Entitlement Hearing, April 27

See below...

----- Forwarded message -----

**From:** Denise Fleury <[dfleury.ocb@gmail.com](mailto:dfleury.ocb@gmail.com)>

**Date:** Tue, Apr 27, 2021 at 5:01 PM

**Subject:** Laguna Hills City Council Meeting, Agenda The Villages Entitlement Hearing, April 27

**To:** [ccouncil@lagunahillsca.gov](mailto:ccouncil@lagunahillsca.gov) <[ccouncil@lagunahillsca.gov](mailto:ccouncil@lagunahillsca.gov)>, <[jlee@lagunahillsca.gov](mailto:jlee@lagunahillsca.gov)>

**Cc:** Denise Fleury <[dfleury.ocb@gmail.com](mailto:dfleury.ocb@gmail.com)>

April 27, 2021

Laguna Hills City Council

City of Laguna Hills

Laguna Hills, Ca.

RE: Laguna Hills, Entitlement Hearing, the Village at Laguna Hills.

Good evening, members of the City Council. I am Denise Fleury, with Welcoming Neighbors Home, an advocacy group of Tapestry Unitarian Universalist Congregation in Lake Forest. As concerned citizens, we work to serve and advocate for people who are homeless and those at risk of losing their home, and for those with low incomes who live and work in our communities.

I support the Villages development, but ONLY if it includes homes that are affordable to the many lower income residents and workers in Laguna Hills.

To set the stage, to qualify for the low income and moderate income homes at the Villages, income targets are about \$71,000 for a single person, \$82,000 for a household of two and \$103,000 for a family of four.

Why is this concerning? Because these salary targets exclude many Laguna Hills residents and workers to be hired in the Villages.

The consultant's Fiscal Impact Analysis shows creation of 2,900 on-site jobs, with a \$43,000 average salary. About half of these jobs created on-site, will be restaurant, hotel and retail workers—not income qualified for the “affordable” homes being built.

In addition, the Laguna Hills Staff Report names these low wage jobs as eligible for the Village's affordable housing: Nurse: \$54,000, Office clerk \$33,000, Retail worker \$25,000 and waiter/waitress \$25,000—all very low income workers.

Based on Income Limits, clearly **most of the permanent jobs identified in these two reports will NOT qualify these employees for the housing proposed low income and moderate income classifications**

Currently 23% of Laguna Hills households earn less than \$50,000 per year [1] 37% earn less than \$75,000.

In 2014 city planning staff noted need and requests for low-income affordable housing, especially for seniors, families, low wage workers, and those who have physical impairments. Suitable housing for these groups has not been built in many, many years.

I believe it is critical for the City Council to create housing opportunities for the full range of its constituents, especially those who have been under-represented or not well-served in the past.

Thank you for your time, and for your important service to all the residents of this city.

Sincerely,

Denise Fleury

Cc: Laguna Hills City Council

- Erica Pezold, Mayor
- Don Sedgwick, Mayor Pro Tem
- Janine Heft
- Bill Hunt
- Dave Wheeler

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[1] Southern California Association of Governments, (SCAG)Laguna Hills Profile 2019, 2017 data

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Rona Smyth Henry  
609-216-1784  
[rona.s.henry@gmail.com](mailto:rona.s.henry@gmail.com)

*Respect science, respect nature, respect each other.*

[[[External E-mail]]]

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OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

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**Subject:** FW: The Villages at Laguna Hills

**From:** Glenda Vincent <[glvincent2@aol.com](mailto:glvincent2@aol.com)>

**Sent:** Tuesday, April 27, 2021 5:13 PM

**To:** Public Comments

**Cc:** [glvincent2@aol.com](mailto:glvincent2@aol.com)

**Subject:** The Villages at Laguna Hills

I am unable to attend tonight but I feel it is important to say NO to this project!

I moved here in 2017 from Burbank, Ca which used to be a sleepy small town during my childhood to now so over built, over taxed with people and cars and crime. I sold my home and moved here on purpose, it had a mall less than a mile from my home, a hospital with doctors offices/hospital in the same area as the mall. I am disabled 26 yrs so these are very important to me, less driving, so is less traffic congestion. It's already hard to find parking for the doctors offices so we have to park in the mall lot. It's too far for me with so much congestion to go to the Mission Viejo mall, I don't enjoy the stress. I hear the same from the wonderful elders in Laguna Woods, they too miss their coveted close mall! As it is I spend my money shopping in Laguna Niguel at Kohls, Old Navy, Walmart, Costco, etc. I would prefer to spend it in my city.

Why in the world after going thru a pandemic this last year seeing people now working from home that will not be going back to offices, build 465,000 of ridiculous office space! We will end up with empty buildings like our dead mall of the last few years. It's not needed! We want to keep this a small sleepy town, stop the greed! I lived near a school in Burbank that twice a day I had to watch my timing of leaving or coming back to my home of the school traffic congestion, 3 schools in 3 block radius, one a block away. If offices were built, it would be the same traffic congestion I purposely moved away from. And forget about people trying to get onto and off the already packed, congested freeway! Our city would be backed up with traffic. I swear builders don't use their brains God gave them when planning these sites!!!

And why would you build 1500 apartments? Are you going to also build another hospital, add more police, fire? Adds more congestion, traffic and forget about going to Trader Joe's where there is already stacked living quarters in that adjacent parking lot plus a huge apartment complex next to that! Didn't this pandemic show us people can't follow instructions to stay home, not travel and over load and over stress our hospitals, doctors and first responders? People died from other issues other than covid by not being able to get into a hospital!

Another health club when one in that center closed down and there is another around the corner off Alicia that has plenty of crime and car break ins?

We want a mall, be it indoor or out, we want a place to shop, play, plenty of places to eat, go to the movies, etc. And plenty of parking! We all love the Open Market and finally having furniture stores, the monthly Vintage market, Farmers market, etc. Especially once covid is over, we want to get out and enjoy life again, these things make us happy! Not traffic, too many people, air pollution, etc etc.

This is supposed to be my forever home and city! I enjoy being able to drive around without traffic, not spend half my day stuck in bumper to bumper like Burbank taking 45 minutes to get across town when it used to take less than 10 min. I want that here.. I lived in Irvine from 1988 to 2000, owned a condo. When I planned on moving back to Orange County in 2017 I was told by so many, 'you sure don't want to move back to Irvine, it's so over built, traffic is terrible', etc etc. I seriously did plan to move back there, until I saw for myself how bad it got. I then decided to move here to this beautiful small city. I don't want it to become another Burbank and Irvine! Please, please, please say NO to this project!

Thank you,  
Glenda Vincent

[Sent from the all new AOL app for Android](#)

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: mall

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**From:** John Huber <[outlook\\_CB7D5B6ECE7D5035@outlook.com](mailto:outlook_CB7D5B6ECE7D5035@outlook.com)> on behalf of John Huber <[jchuber@ix.netcom.com](mailto:jchuber@ix.netcom.com)>

**Sent:** Tuesday, April 27, 2021 5:40 PM

**To:** Public Comments

**Subject:** mall

I live in Laguna Woods and am against what is being planned to do with the mall space! We have lost so much of our sweet way of living already. Now we will need to deal with more noise and crowded streets. The traffic will be horrible and to be frank, I miss the shopping mall!!!

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: 5.5.1 Planning Agency Public Hearings Village at Laguna Hills

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**From:** Anne Taylor-Loughran <[aetaylor1@yahoo.com](mailto:aetaylor1@yahoo.com)>

**Sent:** Tuesday, April 27, 2021 7:59 PM

**To:** Public Comments

**Subject:** 5.5.1 Planning Agency Public Hearings Village at Laguna Hills

I want to stress my strong opposition to the currently proposed project for The village at Laguna Hills. It contains way too many housing units for which there is not sufficient support for parking and traffic. The city will not benefit from revenue from apartments. And we don't need another hotel there have been about five built within a 3 mile radius in the last few years. I have previously expressed my preference for that area to be medically oriented since it is next to a hospital and physician offices. Health related businesses would be ideal. Along with park space outdoor exercise space. I am also in favor of the city council allowing a small number of cannabis shops to open in that area to serve the needs of Laguna woods residents who are currently traveling to Santa Ana for their medical needs. As a nurse for the last 45 years I can attest that cannabis has gotten many patients through chemo and treatments for pain. That's how the city can recoup some lost revenue from the old Mall.

Anne Taylor-Loughran, RN, MSN  
Laguna Hills resident since 1983

[Sent from Yahoo Mail on Android](#)

[[[External E-mail]]]

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**Jennifer Lee**

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**Subject:** FW: 210427\_Letter to City Council\_Agenda Item 5.5.1.pdf

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**From:** Claudia Mohler <[justpeachy922@hotmail.com](mailto:justpeachy922@hotmail.com)>

**Sent:** Tuesday, April 27, 2021 9:51 PM

**To:** City Council <[ccouncil@lagunahillsCA.gov](mailto:ccouncil@lagunahillsCA.gov)>; Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; Bill Hunt 4 Laguna Hills City Council 2020 <[BillHunt4LH@gmail.com](mailto:BillHunt4LH@gmail.com)>; Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Donald M. Sedgwick <[dsedgwick@lagunahillsCA.gov](mailto:dsedgwick@lagunahillsCA.gov)>; Dave Wheeler <[DaveForCouncil@cox.net](mailto:DaveForCouncil@cox.net)>

**Subject:** FW: 210427\_Letter to City Council\_Agenda Item 5.5.1.pdf

The attached hopefully it is readable.

This is from Robin Joachim of FLAG. She sent it to all the council members, but it came back as undeliverable. She wasn't able to attend this very important meeting and I couldn't stay to express her concerns.

I too have concerns about the fiscal surplus. Those numbers were the best case scenario. You need to show both sides of the coins.

Please be prudent with this very important decision. It is your LEGACY on the line.

Claudia Mohler

Sent from [Mail](#) for Windows 10

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**From:** [Claudia Mohler](#)

**Sent:** Tuesday, April 27, 2021 8:52 PM

**To:** [Claudia Mohler](#)

**Subject:** 210427\_Letter to City Council\_Agenda Item 5.5.1.pdf

[https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.dropbox.com%2Fs%2F9tevn5xilaonv3s%2F210427\\_Letter%2520to%2520City%2520Council\\_Agenda%2520Item%25205.5.1.pdf%3Fdl%3D0&data=04%7C01%7C%7Ce2d6f49402784d0c5d9808d909f91aee%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637551787759208191%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=oDuQkXx3dqzDRB74S79zqx8gVb1kMz91Qdr0lIH22oM%3D&reserved=0](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.dropbox.com%2Fs%2F9tevn5xilaonv3s%2F210427_Letter%2520to%2520City%2520Council_Agenda%2520Item%25205.5.1.pdf%3Fdl%3D0&data=04%7C01%7C%7Ce2d6f49402784d0c5d9808d909f91aee%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637551787759208191%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=oDuQkXx3dqzDRB74S79zqx8gVb1kMz91Qdr0lIH22oM%3D&reserved=0)

Sent from my iPhone

[[[External E-mail]]]

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27 April 2021

(#1 of 2)

Comments on Agenda Item 5.5.1

The Village at Laguna Hills

I am against the project,  
I think the old mall could be  
refurbished and made profitable.

The impact on the adjacent cities  
and the freeway would be  
horrible. The traffic alone, both  
the increase of vehicles from con-  
struction and the future addition  
of new homeowners and office/retail  
employees, would be catastrophic.  
None of the involved developers  
live here, I'm guessing. This will  
drive away as many existing small  
businesses as those it attracts.

Elsie Addington, Laguna Woods

ecoprincess2@gmail.com

(#2 of 2)

27 April 2024

Comments on Agenda Item 5.5.1

The Village at Laguna Hills

We already have a Village here - Laguna Woods Village. The developers'/Laguna Hills' usurpation of the LWR 'brand' is opportunistic and pathetic.

The old mall was allowed to 'die' by the previous owners. If this project is built, it, too, will decay and fail once it has ~~served~~ served its purpose of enriching the developers and the City.

I expected more from the City of Laguna Hills than dumping a huge, traffic-jamming development in the junction of its neighbors and the City, and on the S.

City of Laguna Hills didn't work this hard to house the few hundred homeless they were ordered by the Superior Court to house.

Sincerely,

Elsie Addington, Laguna Woods  
ecoprincess2@gmail.com

And more light pollution!

April 20, 2021

The Hon. Erica Pezold  
Mayor  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

Dear Mayor Pezold,

As one of the founding members of the Laguna Hills City Council after our City was incorporated in 1991, I understood how important it is for a municipality such as ours to have a reliable tax revenue stream. That's why I worked collaboratively with my fellow community leaders to ensure the northernmost area of our City, where the Laguna Hills Mall is, was part of our community.

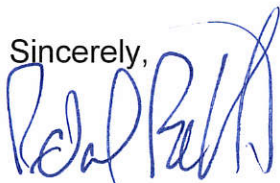
As a City Council member for more than 20 years, I didn't always agree with my council colleagues on every issue. Still, back in the day, together, we fought shoulder-to-shoulder on the big issues that positively impacted our community, like stopping the proposed airport at El Toro and building the Community Center and Sports Complex. We also shifted revenues to property tax, understanding that someday the mall may not generate the revenues it did in the 1990s.

Today you and your colleagues have the future of our City in your hands. The Village at Laguna Hills is a quality project that will breathe life back into the Laguna Hills Mall. It will include retail, residential, parks, and a boutique hotel. This is a project you'll be able to visit 30 years from now and proudly state, "I made that happen."

Most importantly, you will approve a project that will create a revenue stream funded by residents from Laguna Hills and all of our neighboring cities. The Village at Laguna Hills will have magnet restaurants and shops that will bring tax revenue into our community to fund our parks and public safety officers and benefit our residents.

I look forward to you supporting this vital project for our community.

Sincerely,



Randal Bressette  
Former Laguna Hills Mayor and Council Member  
24832 Los Gatos Drive  
Laguna Hills, CA 92653

cc: The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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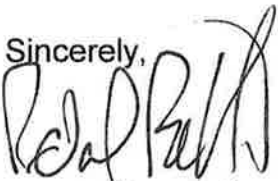
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SONGSTAD RANDALL  
COFFEE HUMPHREY LLP

3200 Park Center Drive, Suite 950  
Costa Mesa, CA 92626  
T: 949-757-1600  
F: 949-757-1613

L. Allan Songstad, Jr. Esq.  
asongstad@sr-firm.com

June 10, 2021

The Honorable Mayor Erica Pezold and City Councilmembers  
City of Laguna Hills  
24035 El Toro Rd  
Laguna Hills 92653

**Re:** Support of the Village at Laguna Hills Project

Dear Mayor Pezold and Councilmembers:

I write in support of the Village at Laguna Hills project. As a former 18-year member of the city council (5 of those years as mayor), I am writing to provide my perspective on the project, the staff report and recommendations and the Development Agreement (DA). I understand that a number of concerns have been raised by the public.

**Consistency with the Urban Village Specific Plan as Modified ( UVSP ):**

I was on the council in 2002 when the UVSP was adopted. I was also on the council in 2009 when the General Plan was updated and in 2011 when the UVSP was modified. The UVSP was essentially an invitation to redevelop the mall and surrounding property including Oakbrook Village. It was a concern of the council that the mall and surrounding areas were declining. As major assets to the city, it was thought that some incentive was needed to prompt action by the owners. Other than the trip count, the uses in the UVSP were not fixed intentionally to give the owners flexibility. Oakbrook took advantage of the council's vision and has redeveloped its site. I personally had meetings, along with the city manager, with the owner of the mall (Simon Companies) to encourage it to submit a plan. Unfortunately, Simon did not take advantage of the opportunity and the council's concerns regarding the viability of the mall have come to fruition. The specific uses in the original and the modified UVSP were never meant to be a cap on any type of use. Such a cap would have been counter to the goals of the council. Staff's analysis of this issue is absolutely accurate.

**CEQA**

I have also heard that concerns have been raised about the use of addendums to the PEIR for compliance with CEQA. This concern is unfounded. This process has been successfully used four times without challenge. The consultants and the city attorney are on solid ground in the use of this procedure. I speak not only as a former councilmember but as a practicing attorney for fifty years. I have attached my resume for your review.

To: The Honorable Mayor Erica Pezold and City Councilmembers

June 10, 2021

Page 2

### **Development Agreement**

There should be no concerns about the DA. It is a well written document which provides benefits and obligations to both parties as do all negotiated agreements. In order to provide certainty to the owner it vests entitlement rights in exchange for concessions in favor of the city. Those benefits include \$26 million dollars to the city. Over 2.2 million in community benefit payments for loss of sales tax and 18 million in nonrefundable and guaranteed park fees. The agreement provides for the timing of development, a hotel, affordable housing and substantial additional public benefits as described on pages 79- 84 of the April 27, 2021 staff report and sections 7 through 10 of the DA. Although the city has lost sales tax revenue, the owner has also had little to no return on its substantial investment in the property. Yet the owner in exchange for entitlements has agreed to considerable financial concessions to the city.

### **Disapproval**

What happens if the project and DA are not approved? In that, hopefully, unlikely event, the city will most likely be subject to costly litigation from a variety of sources including the state of California. Since there would be no development agreement, the benefits as described in the staff report and Development Agreement would be lost. Loss of the Development Agreement would have severe financial consequences for the City. Disapproval would result in either a blighted area or a use (such as entirely residential) inconsistent with the mixed-use concept developed long ago. I am confident the council will not take this disastrous route.

Respectfully,



L. Allan Songstad, Jr., Esq.

of SONGSTAD RANDALL COFFEE & HUMPHREY LLP



## SONGSTAD RANDALL COFFEE HUMPHREY LLP

Allan Songstad Jr

**Allan Songstad, Jr.**  
**Costa Mesa,**  
**California**  
**Founding Partner**

Allan Songstad, Jr. is a founding partner of Songstad Randall Coffee & Humphrey LLP. He was formerly a partner and managing partner of Meserve, Mumper & Hughes LLP. Mr. Songstad's practice involves all forms of real estate disputes, including enforcement and defense of contract actions, title and escrow claims, land use and real estate related partnership matters. Mr. Songstad has handled corporate disputes, including actions by and among shareholders, directors and officers, and the defense and prosecution of derivative and class actions. He has prosecuted and defended actions involving financial institutions, as well as professional liability actions, general commercial litigation, some forms of creditor bankruptcy matters and insurance coverage disputes, transportation law, employment, securities, corporations, partnerships, and oil and gas. Mr. Songstad has participated as lead counsel in both bench and jury trials in federal and state courts and has substantial appellate experience. Mr. Songstad was honored as a "Super Lawyer" by Law & Politics Magazine and the publishers of Los Angeles Magazine which recognizes the best lawyers in Southern California.



## **Areas of Practice**

Real Estate  
Title and Escrow  
Land Use  
Transportation Law  
Oil and Gas  
Trade Secret  
Unfair Competition

## **Educational History**

J.D., Hastings College of Law (1970)  
B.A. (Political Science), University of Southern California (1967)  
Member, Hastings Law Journal

## **Bar Admissions**

State of California  
U.S. District Court, Central District of California  
U.S. District Court, Eastern District of California  
U.S. District Court, Western District of California  
U.S. District Court, Southern District of California  
U.S. District Court, Northern District of California  
U.S. Court of Appeals for the Ninth Circuit  
U.S. Court of Appeals for the Tenth Circuit

## **Legal History**

Partner, Songstad Randall Coffee & Humphrey LLP (1996 to present)  
Managing Partner, Meserve, Mumper & Hughes (1979-1996)  
Partner, Meserve, Mumper & Hughes (1977-1996)

## **Legal, Business and Civic Activities**

Council Member, City of Laguna Hills  
Mayor, City of Laguna Hills (five terms)  
Member, Board of Directors of the El Toro Reuse Planning  
Chairman of the Board of Directors of the El Toro Reuse Planning Authority  
President, Orange County Division of the League of California Cities  
Member, Board of Directors of the League of California Cities  
Member, Board of Directors for the Orangewood Children's Foundation  
Lecturer, California Continuing Education of the Bar  
Panelist, Los Angeles County Bar Association Law and Motion  
Judge Pro Tem, Los Angeles Municipal Court

Arbitrator, Los Angeles County Bar Association Attorney Fee  
Dispute Resolution Program  
Member, Orange County Bar Association  
Member, Los Angeles County Bar Association  
Member, American Bar Association  
Member, Association of Business Trial Lawyers  
Licensed Real Estate Broker

**Jennifer Lee**

---

**Subject:** FW: Public Comment - Item # 5  
**Attachments:** LH Letter.pdf

---

**From:** Goebel, Yasie <[YasieGoebel@ocgov.com](mailto:YasieGoebel@ocgov.com)>  
**Sent:** Tuesday, April 27, 2021 5:36 PM  
**To:** Public Comments  
**Subject:** Public Comment - Item # 5

Hello,

Attached please find a letter to be read into the public record from Fifth District Supervisor, Lisa Bartlett. Please confirm receipt.

Thank you.

*Yasie Goebel*

Policy Advisor



*Office of* **LISA A. BARTLETT**  
**OC Board of Supervisors**  
**Supervisor, Fifth District**  
333 W Santa Ana Blvd.  
Santa Ana, CA 92701



**Office:** (714) 834-3550

**Cell:** (714) 559-8311

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.



**LISA A. BARTLETT**

ORANGE COUNTY BOARD OF SUPERVISORS  
SUPERVISOR, FIFTH DISTRICT

ORANGE COUNTY HALL OF ADMINISTRATION  
333 W. SANTA ANA BLVD.  
10 CIVIC CENTER, SANTA ANA, CALIFORNIA 92701  
PHONE (714) 834-3550 FAX (714) 834-2670  
<http://bos.ocgov.com/fifth/>

April 23, 2021

Honorable Mayor and City Council  
City of Laguna Hills  
24035 El Toro Rd.  
Laguna Hills, CA 92653

Dear Mayor Pezold and City Council Members,

As the City of Laguna Hills considers a project to renovate the former Laguna Hills Mall site, I would like to express my sincere support for a project that can provide a boost to our local economy, create quality jobs, and bring significant tax revenue to the City of Laguna Hills.

Such a project would not only provide a direct benefit to the City and its residents but can also serve as a regional amenity to those in the surrounding communities. As you and your colleagues consider projects, I encourage you to strongly consider those that provide such benefits to our mutual constituents and the County of Orange.

Sincerely,

A handwritten signature in blue ink, reading "Lisa A. Bartlett".

Lisa A. Bartlett  
Supervisor, Fifth District  
Orange County Board of Supervisors

cc: Kenneth Rosenfield, Acting City Manager

**Jennifer Lee**

---

**Subject:** FW: Laguna Hills Mall

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**From:** John Wiseman <[jwiseman1@cox.net](mailto:jwiseman1@cox.net)>

**Sent:** Wednesday, April 28, 2021 4:09 PM

**To:** Public Comments

**Subject:** Laguna Hills Mall

My input on the property is.....

Build anything. It's become an embarrassment to the community not to mention a total eye sore. It's become a scrap yard and dumping ground.

The economy is about to take off. Now is the time to develop the property.

"Just Do It"!

John Wiseman  
23642 Algiers St.  
Mission Viejo. CA

[[[External E-mail]]]

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# VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

It is time to stop the delays and to vote to APPROVE the Village at Laguna Hills Project at the June 24<sup>th</sup> Council meeting and continuation of the public hearing.

On April 27, you heard overwhelming support for the Project. In fact, there was over two-hours of public support, followed by twelve minutes of testimony against the project. Even before the live public hearing, the community gave comments via letters and emails and once again showed they were overwhelmingly in support of the Project.

Your own City staff have recommended the Project and provided a thorough overview of the it and its benefits.

Village at Laguna Hills brings extraordinary benefits to the City including:

**LESS TRAFFIC:** Daily weekday trips counts are down 9,970 trips while daily weekend trips are down 15,542 trips.

**OPEN SPACE:** A 2.5-acre park in the heart of the Village, which can be used for community gatherings, non-profit fundraisers, concerts in the park and other city events.

**PARKS:** The Village will bring Fee payments of over nearly \$26 million at full build-out that can be used to improve City public facilities. This includes over \$23 million in dedicated funding for parks and recreation facilities.

**ANNUAL TAX REVENUE:** The Village will bring anticipated annual general fund revenues of nearly \$2.5 million from property and sales taxes with an additional half million dollars annually in Transient Occupancy Taxes. This \$3 million in tax revenue can be used for improved fire and safety.

**HOUSING:** The Village will provide of over 60 percent of the housing the City is required to plan for in the upcoming 2021-2029 Housing Element update, minimizing the need to rezone other properties to provide housing.

**JOBS:** Creation of thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

The facts clearly show that the Village at Laguna Hills is the right project for area and that the entire City will benefit from the development of this Project. STOP the DELAYS!

**I urge you to vote YES on the Village at Laguna Hills on June 24<sup>th</sup>!**

Sincerely,



**RECEIVED**

**MAY 24 2021**

**CITY OF LAGUNA HILLS**

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Arisuke

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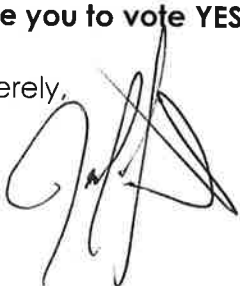
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A handwritten signature in black ink, appearing to be 'JA' or similar, written over the word 'Sincerely,'.

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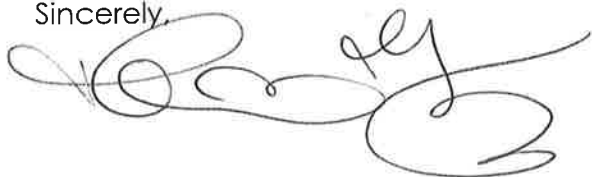
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**RECEIVED**

MAY 24 2021

CITY OF LAGUNA HILLS

Sincerely,



Tina Frey  
resident

tinafrey@sbcglobal.net

# VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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**I urge you to vote YES on the Village at Laguna Hills on June 24<sup>th</sup>!**

Sincerely,

  
Susan Lord

RECEIVED

MAY 24 2021

CITY OF LAGUNA HILLS

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**RECEIVED**

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Sincerely,

*Elizabeth Mesic*

**RECEIVED**

**MAY 24 2021**

**CITY OF LAGUNA HILLS**

*Resident 24726 Mandeville DR  
LizMesic@gmail.com*

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FRADY Runyon

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MAY 24 2021

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*James Wrennick, LCSW*

*Email james1n3@ascendinsurancservices.com*

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MAY 24 2021

CITY OF LAGUNA HILLS



**Brady Runyon**  
Financial Advisor

23601 Moulton Parkway Suite D  
Laguna Hills, CA 92653  
Bus. 949-462-0434 Fax 888-697-5664  
brady.runyon@edwardjones.com  
www.edwardjones.com/brady-runyon  
California Insurance License OC24309

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**Jennifer Pointer**  
Interim Executive Director

LagunaHillsChamber.com  
23016 Lake Forest Dr., Ste. D219  
Laguna Hills, CA 92653

Office: 949.542.6016  
director@lagunahillschamber.com

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neta@ascentinsuranceservices.com

ascentinsuranceservices.com



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Director Of Sales

23175 Avenida de la Carlota · Laguna Hills, CA 92653

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fred.schroeffel@sonesta.com

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### George Girgis

General Manager

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ggirgis@sonesta.com

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**Mike Yee**  
Owner  
714.904.3959

mike@theoclocal.com

TheOCLocal.com



## Sabrina Phillips

ASID Interior Designer | RESA | WFCP

CUSTOM BLINDS & DRAPERIES

REMODEL PLANNING

PROJECT MANAGEMENT

HOME STAGING

RESIDENTIAL | COMMERCIAL

Info@DesigningWomenOfOC.com



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Sincerely,

*Patricia Thee*  
Patricia Thee

RECEIVED

MAY 25 2021

CITY OF LAGUNA HILLS

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 3:30 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Kenneth S. Post

I am a Laguna Hills

Business Owner

Enter your email

kenpost23@HearingRemedy.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

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Sincerely,

Type your full name

Sarah Fawaz

I am a Laguna Hills

Resident

Enter your email

sarah.kanso@gmail.com

cc:

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The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 3:35 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

It is time to stop the delays and to vote to APPROVE the Village at Laguna Hills Project at the June 24th Council meeting and continuation of the public hearing.

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Village at Laguna Hills brings extraordinary benefits to the City including:

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Lucy Marek

I am a Laguna Hills

Resident

Enter your email

lucy23007@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 8:14 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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lucy23007@gmail.com

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## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 3:36 PM  
**To:** Jennifer Lee  
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Sincerely,

Type your full name

Tom Marek

I am a Laguna Hills

Resident

Enter your email

twmarek@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 1, 2021 6:51 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Type your full name

Tom Marek

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Resident

Enter your email

twmarek@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 8:15 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Sincerely,

Type your full name

Tom Marek

I am a Laguna Hills

Resident

Enter your email

twmarek@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
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**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 3:37 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Suzie Galstian

I am a Laguna Hills

Resident

Enter your email

Suzie.Galstian@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 8:16 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Sincerely,

Type your full name

Suzie Galstian

I am a Laguna Hills

Resident

Enter your email

suzie.galstian@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 3:46 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Maribel Villaseñor

I am a Laguna Hills

Resident

Enter your email

msendoya00@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 3:54 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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So much better than a pile of dirt....seniors need this because we can walk to it fromLW

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Enter your closing (include comma)

Sincerely,

Type your full name

Linda Kathleen Akins

I am a Laguna Hills

Resident

Enter your email

akins7821@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
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## Jennifer Lee

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**To:** Jennifer Lee  
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**LESS TRAFFIC:** Trip counts go down under this project.

**OPEN SPACE:** I want a 2.5-acre park in the heart of the Village.

**MONEY FOR PARKS:** The Village will bring Fee payments of over nearly \$26 million at full build-out.

**ANNUAL TAX REVENUE:** The Village will bring anticipated annual general fund revenues of nearly \$3 million.

**HOUSING:** The Village will provide of over 60 percent of the City's housing needs.

**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

We need a mall

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Tammy Demetry

I am a Laguna Hills

Resident

Enter your email

mdemetry@hotmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, June 6, 2021 8:50 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Tammy Demetry

I am a Laguna Hills

Resident

Enter your email

mdemetry@hotmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 4:50 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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HOUSING: The Village will provide of over 60 percent of the City's housing needs.

JOB CREATION: The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

This is getting ridiculous. We need to move on with that site. You are never going to get 100% of the people to agree with 100% of the plan.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Marian Grace

I am a Laguna Hills

Resident

Enter your email

maynard999@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 6:06 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Jean Sohn

I am a Laguna Hills

Resident

Enter your email

westwind13@msn.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 8:41 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Patricia Maruzewski

I am a Laguna Hills

Resident

Enter your email

patmaruz@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, April 30, 2021 11:01 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Cynthia Lynn Rouland

Enter your email

cindyrouland@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 1, 2021 12:41 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Andrea Davila

I am a Laguna Hills

Resident

Enter your email

dvlandrea85@icloud.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 1, 2021 6:30 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Care Bowman

I am a Laguna Hills

Resident

Enter your email

crbowman1@me.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 1, 2021 7:47 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

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Enter your closing (include comma)

Sincerely,

Type your full name

Deborah Dotson

I am a Laguna Hills

Resident

Enter your email

debdotson@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 8:22 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I Support Village at Laguna Hills because...

To get rid of the horrible eyesore that I am tired of looking at!!!!

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Deborah Dotson

I am a Laguna Hills

Resident

Enter your email

debdotson15@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 1, 2021 8:10 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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The facts clearly show that the Village at Laguna Hills is the right project for area and that the entire City will benefit from the development of this Project.  
STOP THE DELAYS!

I Support Village at  
Laguna Hills because...

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HOUSING: The Village will provide of over 60 percent of the City's housing needs.  
JOB CREATION: The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.  
It's the right project at the right time.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing  
(include comma)

Sincerely,

Type your full name

Dave Bartlett

Enter your email

dave.bartlett@brookfieldpropertiesdevelopment.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 1, 2021 8:53 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Jeffrey Kozek

I am a Laguna Hills

Resident

Enter your email

jeffkozek@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, May 26, 2021 8:48 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Jeffrey Kozek

I am a Laguna Hills

Resident

Enter your email

jeffkozek@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 9:20 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

JEFFREY KOZEK

I am a Laguna Hills

Resident

Enter your email

jeffkozek@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, May 2, 2021 11:59 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Bringing renewal and families to the area. The plans have a variety of entertainment options for all ages. Village at Laguna Hills is a place to be a community. seems to me, to include something for every one and all of us.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

DIANNE M CAMPBELL

I am a Laguna Hills

Resident

Enter your email

ladidianne1@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 6:08 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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It is a long term eyesore.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

DIANNE M CAMPBELL

I am a Laguna Hills

Resident

Enter your email

ladianne1@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, May 2, 2021 5:32 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Les Card

Enter your email

les.card@lsa.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 4, 2021 7:27 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Randy Lin

I am a Laguna Hills

Resident

Enter your email

rlin@ur.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 8, 2021 10:00 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Emily Azzolina

I am a Laguna Hills

Resident

Enter your email

emilymazzolina@live.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, May 9, 2021 5:55 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Michael waldinger

I am a Laguna Hills

Resident

Enter your email

no@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, May 10, 2021 2:11 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

It is time to stop the delays and to vote to APPROVE the Village at Laguna Hills Project at the June 24th Council meeting and continuation of the public hearing.

On April 27, you heard overwhelming support for the Project. In fact, there was over two-hours of public support, followed by twelve minutes of testimony against the project. Even before the live public hearing, the community gave comments via letters and emails and once again showed they were overwhelmingly in support of the Project.

Your own City staff members have recommended the Project and provided a thorough overview of the it and its benefits.

Village at Laguna Hills brings extraordinary benefits to the City including:

**LESS TRAFFIC:** Daily weekday trips counts are down 9,970 trips while daily weekend trips are down 15,542 trips.

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additional half million dollars annually in Transient Occupancy Taxes. This \$3 million in tax revenue can be used for improved fire and safety.

**HOUSING:** The Village will provide of over 60 percent of the housing the City is required to plan for in the upcoming 2021-2029 Housing Element update, minimizing the need to rezone other properties to provide housing.

**JOBS:** Creation of thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

The facts clearly show that the Village at Laguna Hills is the right project for area and that the entire City will benefit from the development of this Project. STOP THE DELAYS!

I Support Village at Laguna Hills because...

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**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

Amusement Park

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

John Doe

I am a Laguna Hills

Business Owner

Enter your email

xgoulify@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, May 10, 2021 3:35 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Andres Felipe Pavajeau

I am a Laguna Hills

Resident  
Business Owner

Enter your email

andres@pavajeaucompany.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, May 14, 2021 12:17 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Justin Templeton

Enter your email

t.justin04@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, May 14, 2021 12:50 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

LARRY KORDOWER

I am a Laguna Hills

Resident

Enter your email

lkordower@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 18, 2021 4:53 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Larry Kordower

I am a Laguna Hills

Resident

Enter your email

lkordower@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, May 14, 2021 1:48 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I Support Village at Laguna Hills because...

**OPEN SPACE:** I want a 2.5-acre park in the heart of the Village.

**ANNUAL TAX REVENUE:** The Village will bring anticipated annual general fund revenues of nearly \$3 million.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Brigitte Fisk

I am a Laguna Hills

Resident

Enter your email

brigittefisk@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 15, 2021 4:51 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I Support Village at Laguna Hills because...

HOUSING: The Village will provide of over 60 percent of the City's housing needs.  
New amenities

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Steve Pollack

I am a Laguna Hills

Resident

Enter your email

smsold@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 15, 2021 5:08 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Russ Mandell

Enter your email

maxcheckers@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, May 16, 2021 9:53 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

It will be good for younger generations to meet at a nice safe place

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Tanya McLaughlin

I am a Laguna Hills

Resident

Enter your email

TANYAMCLAU@GMAIL.COM

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 18, 2021 5:18 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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**JOBS:** Creation of thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

The facts clearly show that the Village at Laguna Hills is the right project for area and that the entire City will benefit from the development of this Project. STOP THE DELAYS!

I Support Village at Laguna Hills because...

**LESS TRAFFIC:** Trip counts go down under this project.

**OPEN SPACE:** I want a 2.5-acre park in the heart of the Village.

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**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Julie Marín

I am a Laguna Hills

Resident

Enter your email

juliemarin@yahoo.con

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 18, 2021 7:29 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

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On April 27, you heard overwhelming support for the Project. In fact, there was over two-hours of public support, followed by twelve minutes of testimony against the project. Even before the live public hearing, the community gave comments via letters and emails and once again showed they were overwhelmingly in support of the Project.

Your own City staff members have recommended the Project and provided a thorough overview of the it and its benefits.

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**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

It's time to update and modernize for a changing demographic or prospective residents. We

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

John j pedroza

I am a Laguna Hills

Resident

Enter your email

jjpedroza@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 11:49 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

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Enter your closing (include comma)

Sincerely,

Type your full name

John Pedroza

Enter your email

jjpedroza@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 18, 2021 8:32 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Thomas Hutchinson

I am a Laguna Hills

Resident

Enter your email

thomashutch1@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 18, 2021 8:59 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Esther Walker

I am a Laguna Hills

Resident

Enter your email

oceanswalkernel@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 18, 2021 10:40 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Annie Zipy

I am a Laguna Hills

Resident

Enter your email

Anniezipkin@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 18, 2021 11:02 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

Sick of looking at the blight we have now. Let's get started. Build this project!

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Deborah Hernandez

I am a Laguna Hills

Resident

Enter your email

deborah.hernandez@mac.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, May 19, 2021 3:30 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Shopping and entertainment close to where I live. We miss the old mall. This is just as good and some ways better.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Rolland E Bruckner

I am a Laguna Hills

Resident

Enter your email

rsbruckner@att.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, May 20, 2021 7:38 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Gwen Sutfin

I am a Laguna Hills

Resident

Enter your email

gesutfin@msn.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, May 31, 2021 7:53 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Gwen Sutfin

I am a Laguna Hills

Resident

Enter your email

gesutfin@msn.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, May 20, 2021 8:58 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Aubrey Fergeson

I am a Laguna Hills

Resident

Enter your email

fergesonaubrey@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, May 21, 2021 7:02 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Melissa Auten

I am a Laguna Hills

Resident

Enter your email

mauten7792@att.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 12:20 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Sincerely,

Type your full name

Melissa Auten

I am a Laguna Hills

Resident

Enter your email

mauten7792@att.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
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## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, May 21, 2021 5:40 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Lindsay Anderson

Enter your email

la4anderson12@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, May 21, 2021 9:09 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

John McCurdy

I am a Laguna Hills

Resident

Enter your email

bmccurdy@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, May 21, 2021 9:14 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Kimberley Harvie

I am a Laguna Hills

Resident

Enter your email

kymberleii@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, May 21, 2021 10:36 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Chris alan chronister

I am a Laguna Hills

Resident

Enter your email

cachronister@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 22, 2021 10:37 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Claire Pedroza

I am a Laguna Hills

Resident  
Business Owner

Enter your email

clairepedroza@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
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Sincerely,

Type your full name

Flor Pedroza

I am a Laguna Hills

Resident

Enter your email

horizonech@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
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The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 22, 2021 10:38 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Sincerely,

Type your full name

Israel Pedroza

I am a Laguna Hills

Resident

Enter your email

iz.l.pedroza@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 22, 2021 3:15 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

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**LESS TRAFFIC:** Daily weekday trips counts are down 9,970 trips while daily weekend trips are down 15,542 trips.

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**JOBS:** Creation of thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

The facts clearly show that the Village at Laguna Hills is the right project for area and that the entire City will benefit from the development of this Project. STOP THE DELAYS!

I Support Village at Laguna Hills because...

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**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

ELAINE M GUNDLACH

I am a Laguna Hills

Resident

Enter your email

emg0892@aol.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 22, 2021 3:52 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Allison Blain

I am a Laguna Hills

Resident

Enter your email

alcatb26@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 22, 2021 4:41 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Patricia Blain

I am a Laguna Hills

Resident

Enter your email

pblain@serraschool.org

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 22, 2021 10:06 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Eileen Hirsch

I am a Laguna Hills

Resident

Enter your email

eileenhirsch@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, May 23, 2021 8:53 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Stacey Pollock

I am a Laguna Hills

Resident

Enter your email

ocstace@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, May 24, 2021 12:26 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Steven Greyshock

Enter your email

steve@grey-comm.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 25, 2021 1:03 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I Support Village at Laguna Hills because...

We represent a hotel operator with relationships to Hilton and Marriott who has indicated this area will support and is in need of the planned additional rooms.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Matthew Davis

I am a Laguna Hills

Business Owner

Enter your email

matt.davis@cushwake.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 25, 2021 2:25 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Maureen Roche

I am a Laguna Hills

Resident

Enter your email

mickiroche1951@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, May 25, 2021 2:53 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

JoAnn Iglesias

Enter your email

Iglesiasfamily1@att.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, May 26, 2021 2:29 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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**MONEY FOR PARKS:** The Village will bring Fee payments of over nearly \$26 million at full build-out.

**ANNUAL TAX REVENUE:** The Village will bring anticipated annual general fund revenues of nearly \$3 million.

**HOUSING:** The Village will provide of over 60 percent of the City's housing needs.

**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Dee Martinez

I am a Laguna Hills

Resident

Enter your email

martinez\_damariz@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, May 26, 2021 10:16 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

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I Support Village at Laguna Hills because...

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Jorge Solorio Salazar

I am a Laguna Hills

Resident

Enter your email

jsoloriosalazar25@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, May 28, 2021 10:01 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

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Enter your closing (include comma)

Sincerely,

Type your full name

Maria I Hamalak

I am a Laguna Hills

Resident

Enter your email

mihamalak@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, May 29, 2021 5:17 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Eric Buehrer

I am a Laguna Hills

Business Owner

Enter your email

kim@gtbe.org

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, May 30, 2021 1:05 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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OPEN SPACE: I want a 2.5-acre park in the heart of the Village.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Jan Smith

I am a Laguna Hills

Resident

Enter your email

jb92636@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, May 30, 2021 9:42 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Blair Sharpe

I am a Laguna Hills

Resident

Enter your email

schmalzb08@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, May 30, 2021 9:44 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Ricky Share

I am a Laguna Hills

Resident

Enter your email

getfit\_rs@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, June 1, 2021 7:48 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Mary Willard barnsley

I am a Laguna Hills

Resident

Enter your email

marybarnsley@aol.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 2, 2021 1:37 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Michael Martinez

I am a Laguna Hills

Business Owner

Enter your email

michael@clearsigns.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, June 4, 2021 5:17 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Chris

Enter your email

christianmagnuss@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, June 4, 2021 6:38 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I Support Village at Laguna Hills because...

**LESS TRAFFIC:** Trip counts go down under this project.

**OPEN SPACE:** I want a 2.5-acre park in the heart of the Village.

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**HOUSING:** The Village will provide of over 60 percent of the City's housing needs.

**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Richard Flores

I am a Laguna Hills

Resident

Enter your email

richardmc29@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, June 5, 2021 5:31 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Carol Savedra

Enter your email

j.savedra@att.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, June 6, 2021 9:05 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Lauren Glover

I am a Laguna Hills

Resident

Enter your email

volcompink@aol.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, June 6, 2021 10:30 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

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Enter your closing (include comma)

Sincerely,

Type your full name

Edward Wong

I am a Laguna Hills

Resident

Enter your email

dredwong@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, June 6, 2021 11:20 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Teclo Minor

I am a Laguna Hills

Resident

Enter your email

teclo.minor@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, June 7, 2021 12:15 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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JOB CREATION: The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

Convenient shopping and entertainment

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Linda Pfost

Enter your email

lindapfost@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, June 7, 2021 1:27 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Corinne Swart

I am a Laguna Hills

Resident

Enter your email

corina.bandita@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, June 7, 2021 11:58 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Lyndon Brown

I am a Laguna Hills

Resident  
Business Owner

Enter your email

Lyndon@AOC2Build.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, June 7, 2021 12:21 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

James Thorn

I am a Laguna Hills

Resident

Enter your email

jamesthorn@hotmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, June 8, 2021 12:29 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Jennette Marie Pulecio

I am a Laguna Hills

Resident

Enter your email

jpulecio.jp@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Tuesday, June 8, 2021 12:36 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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The facts clearly show that the Village at Laguna Hills is the right project for area and that the entire City will benefit from the development of this Project. STOP THE DELAYS!

I Support Village at Laguna Hills because...

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Jennette Marie Pulecio

I am a Laguna Hills

Resident

Enter your email

jpulecio.jp@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 8:02 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Kasha Burlington

I am a Laguna Hills

Business Owner

Enter your email

kashaburlington7001@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 8:22 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Sharon Goldinger

I am a Laguna Hills

Resident

Enter your email

pplspeak@att.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 8:27 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Faith Lattomus

I am a Laguna Hills

Resident

Enter your email

faithlattomus@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 8:42 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Robert Gunderson

I am a Laguna Hills

Resident

Enter your email

b.gunderson@sbcglobal.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 8:43 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

John Andrew Schaffer

I am a Laguna Hills

Resident

Enter your email

drew.schaffer82@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 8:46 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Renee Oakes

I am a Laguna Hills

Resident

Enter your email

rio629@rocketmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 9:48 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

This unfinished/delayed eyesore has gone on long enough in my community. It is time to move on and approve this project.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

GREGORY PAUL PUSKAS

I am a Laguna Hills

Resident

Enter your email

PUSHCASH@COX.NET

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 10:01 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Meri Tevlin

I am a Laguna Hills

Resident

Enter your email

mtevlin@bellsouth.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 10:12 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Suzanne Mangum

I am a Laguna Hills

Resident

Enter your email

soozymangum@hotmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 11:35 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

Dear Mayor Pezold,

It is time to stop the delays and to vote to APPROVE the Village at Laguna Hills Project at the June 24th Council meeting and continuation of the public hearing.

On April 27, you heard overwhelming support for the Project. In fact, there was over two-hours of public support, followed by twelve minutes of testimony against the project. Even before the live public hearing, the community gave comments via letters and emails and once again showed they were overwhelmingly in support of the Project.

Your own City staff members have recommended the Project and provided a thorough overview of the it and its benefits.

Village at Laguna Hills brings extraordinary benefits to the City including:

**LESS TRAFFIC:** Daily weekday trips counts are down 9,970 trips while daily weekend trips are down 15,542 trips.

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HOUSING: The Village will provide of over 60 percent of the housing the City is required to plan for in the upcoming 2021-2029 Housing Element update, minimizing the need to rezone other properties to provide housing.

JOBS: Creation of thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

The facts clearly show that the Village at Laguna Hills is the right project for area and that the entire City will benefit from the development of this Project. STOP THE DELAYS!

I Support Village at Laguna Hills because...

To move our City forward. Our city is dying ! It looks like a poor neighborhood in LA. We used to be a beautiful city but we are an eyesore to all. I am frankly embarrassed to say I live here. Help us to turn this city around instead of attracting homeless and local gang members like FTK that resides here in our city.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Mary Jimenez

I am a Laguna Hills

Resident

Enter your email

maryjimenez1@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 1:18 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Cornelia Lockitch

I am a Laguna Hills

Resident

Enter your email

chocolate31312@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 3:08 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Tricia Brown Burgess

I am a Laguna Hills

Resident

Enter your email

tikker100@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 3:10 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Gail A Cochran

I am a Laguna Hills

Resident

Enter your email

gac1001@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Wednesday, June 9, 2021 4:25 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

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Enter your closing (include comma)

Sincerely,

Type your full name

Mayumi O Lee

I am a Laguna Hills

Resident

Enter your email

mayumi@mayumilee.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

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**Sent:** Wednesday, June 9, 2021 9:10 PM  
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**JOB CREATION:** The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

With some lower cost housing, some of our young people can stay in the area and not lose touch with their families.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Karen Stone

I am a Laguna Hills

Resident

Enter your email

karsto41@aol.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member

The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 10:45 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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As a 33 year resident of Laguna Hills, I would like to see at least one department store in the mix, because now I have to go to the Shops at Mission Viejo to get my make-up as no little shop will carry all the lines of make-up that we older women use. I was there yesterday and got the wrong color, so have to drive back today. I am taking my dollars to another city, and so are all the rest of the women in Laguna Woods and Laguna Hills, because there is no other place to get our make-up. Not only that, Wall Mart and Target do not carry it nor do they carry the selection of accessories, jewelry, undergarments or apparel that would appeal to we older folks. We now have to go out of Laguna Hills to do our shopping! What a shame. We had three such stores before and now none are planned! The old Macy's could be used without a re-build!!!

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Karen Stone

I am a Laguna Hills

Resident

Enter your email

karsto41@aol.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
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**Sent:** Wednesday, June 9, 2021 9:10 PM  
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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Vanar Carla

I am a Laguna Hills

Business Owner

Enter your email

CVanar@AnchorWestProperties.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 5:05 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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The Hon. Dave Wheeler, Council Member

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JOBS: Creation of thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

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I Support Village at Laguna Hills because...

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HOUSING: The Village will provide of over 60 percent of the City's housing needs.

JOB CREATION: The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

The land is useless as it currently stands and is an eyesore in Laguna Hills. We need a good updated and modern hotel to accommodate visitors

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Kathy Vanar

I am a Laguna Hills

Resident

Enter your email

kathyvanar@hotel.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 10:22 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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JOB CREATION: The Village will create thousands of temporary construction jobs, and thousands of permanent employment opportunities for local residents.

Help Local Businesses

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Emmanuel Gonzalez

Enter your email

emmanuelg57@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 6:42 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I Support Village at Laguna Hills because...

I'm tired of seeing the empty construction site

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Lisa Gomez

I am a Laguna Hills

Resident

Enter your email

lisajayne1@juno.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 9:00 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Gene Campbell

I am a Laguna Hills

Resident

Enter your email

genecampbell@cox.net

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 4:30 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Joya s

I am a Laguna Hills

Resident

Enter your email

missjoya@hotmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 5:15 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

John Mohseni

I am a Laguna Hills

Resident

Enter your email

behrodmohseni@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Thursday, June 10, 2021 9:13 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

William F Hanway

I am a Laguna Hills

Resident  
Business Owner

Enter your email

whanway@safetysys.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, June 11, 2021 12:34 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Bob Shetland

Enter your email

bshetland2@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, June 11, 2021 3:14 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Suzette Mascarenas

I am a Laguna Hills

Business Owner

Enter your email

suzettegcoleman@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

You can [edit this submission](#) and [view all your submissions](#) easily.

[[[External E-mail]]]

## Jennifer Lee

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**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, June 11, 2021 4:24 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Pat Clark

I am a Laguna Hills

Resident

Enter your email

privatecook4u@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Friday, June 11, 2021 8:28 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

### VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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The facts clearly show that the Village at Laguna Hills is the right project for area and that the entire City will benefit from the development of this Project. STOP THE DELAYS!

I Support Village at Laguna Hills because...

This is developer funded lies.

PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Mr nomore housing

I am a Laguna Hills

Resident

Enter your email

stoplying@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Saturday, June 12, 2021 5:54 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Heidi Shurtz

I am a Laguna Hills

Resident

Enter your email

heidishurtz@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, June 13, 2021 5:58 AM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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PLEASE VOTE YES!

I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Rima Radwan

I am a Laguna Hills

Resident

Enter your email

rimarad2003@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Sunday, June 13, 2021 1:45 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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I urge you to vote YES on the Village at Laguna Hills on June 24th!

Enter your closing (include comma)

Sincerely,

Type your full name

Clarissagonzales

I am a Laguna Hills

Resident

Enter your email

clarissalexiegonzales@yahoo.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, June 14, 2021 5:04 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Julia Park

Enter your email

jouleslee@hotmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

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[[[External E-mail]]]

## Jennifer Lee

---

**From:** JotForm <noreply@jotform.com>  
**Sent:** Monday, June 14, 2021 9:27 PM  
**To:** Jennifer Lee  
**Subject:** Re: VOTE TO APPROVE VILLAGE AT LAGUNA HILLS ON JUNE 24

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Enter your closing (include comma)

Sincerely,

Type your full name

Matthew Jones

I am a Laguna Hills

Resident

Enter your email

mwjones1112@gmail.com

cc:

The Hon. Don Sedgwick, Mayor Pro Tem  
The Hon. Janine Heft, Council Member  
The Hon. Bill Hunt, Council Member  
The Hon. Dave Wheeler, Council Member

## Jennifer Lee

---

**From:** Kate VC <cvc4joy@gmail.com>  
**Sent:** Wednesday, May 5, 2021 3:36 PM  
**To:** Public Comments; City Council  
**Cc:** Jennifer Lee; Kevin Parker  
**Subject:** The Village at LH/ Thank you / Loving the project w affordable housing added

May 5, 2021

Mayor Pezhold and all City Council Members, City Manager and Ms. Lee:

**Thank you so much for your patience at the last Council meeting with community input.** I really appreciated the receptive atmosphere. I was pleased to present and so grateful for your attention. I will be out of town as the hearings continue and look forward to the end result.

After hearing the presentations about the new Village at Laguna Hills, I am more excited than ever. I hope the timeline can be sped up.

**I also hope that every effort is made for affordable units at the low and very low, and even extremely low level be included.** Like so many others, trying to stay in Southern California was very difficult for me. I had not wanted to be in a senior community; yet, here I am! I have had far too many good friends flee to other states.

We have a ridiculous number of clubs here in Laguna Woods, all of whom like to do good hearted projects. I wanted to assure the Laguna Hills City Council that should any of the lower income new residents at the Village need supportive neighbors, our clubs will definitely fill the gap! I am not sure that would ever be necessary, since affordable housing solves the biggest issue for these fellow citizens. Nevertheless, if there were ever a need to reach next door for Christmas drives, food drives, school mentors, or senior buddies, **you can't have a better neighbor than us!**

I've been fortunate to have projects of various types that make me proud to look back on my life's achievements. **If you can wrangle 15% of these units to the lower categories of affordability, that is really something for each of you to be proud of! The opportunity of a lifetime!**

Thank you for your hard work.

Sincerely

Catherine (Kate) R Van Camp  
56 Calle Cadiz, Unit H  
Laguna Woods, CA. 92637  
[cvc4joy@gmail.com](mailto:cvc4joy@gmail.com)

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Laguna Hills City Council Meeting, Agenda The Villages Entitlement Hearing, April 27

---

**From:** Denise Fleury <[dfleury.ocb@gmail.com](mailto:dfleury.ocb@gmail.com)>

**Sent:** Tuesday, April 27, 2021 5:01 PM

**To:** City Council <[ccouncil@lagunahillsCA.gov](mailto:ccouncil@lagunahillsCA.gov)>; Jennifer Lee <[jlee@lagunahillsCA.gov](mailto:jlee@lagunahillsCA.gov)>

**Cc:** Denise Fleury <[dfleury.ocb@gmail.com](mailto:dfleury.ocb@gmail.com)>

**Subject:** Laguna Hills City Council Meeting, Agenda The Villages Entitlement Hearing, April 27

April 27, 2021

Laguna Hills City Council  
City of Laguna Hills  
Laguna Hills, Ca.

RE: Laguna Hills, Entitlement Hearing, the Village at Laguna Hills.

Good evening, members of the City Council. I am Denise Fleury, with Welcoming Neighbors Home, an advocacy group of Tapestry Unitarian Universalist Congregation in Lake Forest. As concerned citizens, we work to serve and advocate for people who are homeless and those at risk of losing their home, and for those with low incomes who live and work in our communities.

I support the Villages development, but ONLY if it includes homes that are affordable to the many lower income residents and workers in Laguna Hills.

To set the stage, to qualify for the low income and moderate income homes at the Villages, income targets are about \$71,000 for a single person, \$82,000 for a household of two and \$103,000 for a family of four.

Why is this concerning? Because these salary targets exclude many Laguna Hills residents and workers to be hired in the Villages.

The consultant's Fiscal Impact Analysis shows creation of 2,900 on-site jobs, with a \$43,000 average salary. About half of these jobs created on-site, will be restaurant, hotel and retail workers—not income qualified for the "affordable" homes being built.

In addition, the Laguna Hills Staff Report names these low wage jobs as eligible for the Village's affordable housing: Nurse: \$54,000, Office clerk \$33,000, Retail worker \$25,000 and waiter/waitress \$25,000—all very low income workers.

Based on Income Limits, clearly **most of the permanent jobs identified in these two reports will NOT qualify these employees for the housing proposed low income and moderate income classifications**

Currently 23% of Laguna Hills households earn less than \$50,000 per year 37% earn less than \$75,000.

In 2014 city planning staff noted need and requests for low-income affordable housing, especially for seniors, families, low wage workers, and those who have physical impairments. Suitable housing for these groups has not been built in many, many years.

I believe it is critical for the City Council to create housing opportunities for the full range of its constituents, especially those who have been under-represented or not well-served in the past.

Thank you for your time, and for your important service to all the residents of this city.

Sincerely,

Denise Fleury

Cc: Laguna Hills City Council

- Erica Pezold, Mayor
- Don Sedgwick, Mayor Pro Tem
- Janine Heft
- Bill Hunt
- Dave Wheeler

Southern California Association of Governments, (SCAG)Laguna Hills Profile 2019, 2017 data

[[[External E-mail]]]

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**Jennifer Lee**

---

**Subject:** FW: Village at Laguna Hills - Local Apartment Cost & Availability

**From:** Rona Henry <[rona.s.henry@gmail.com](mailto:rona.s.henry@gmail.com)>

**Sent:** Friday, June 11, 2021 8:55 AM

**To:** Public Comments <[publiccomments@lagunahillsCA.gov](mailto:publiccomments@lagunahillsCA.gov)>; City Council <[ccouncil@lagunahillsCA.gov](mailto:ccouncil@lagunahillsCA.gov)>; Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; Donald M. Sedgwick <[dsedgwick@lagunahillsCA.gov](mailto:dsedgwick@lagunahillsCA.gov)>; Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Dave Wheeler <[dwheeler@lagunahillsCA.gov](mailto:dwheeler@lagunahillsCA.gov)>; Bill Hunt <[bhunt@lagunahillsCA.gov](mailto:bhunt@lagunahillsCA.gov)>

**Cc:** Cesar Covarrubias <[cesarc@kennedycommission.org](mailto:cesarc@kennedycommission.org)>; Kent Doss <[rev@tapestryuu.org](mailto:rev@tapestryuu.org)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; David Chantarangsu <[dchantarangsu@lagunahillsCA.gov](mailto:dchantarangsu@lagunahillsCA.gov)>; Jay Wu <[jwu@lagunahillsCA.gov](mailto:jwu@lagunahillsCA.gov)>; [Paul.McDougall@hcd.ca.gov](mailto:Paul.McDougall@hcd.ca.gov); [Chelsea.lee@hcd.ca.gov](mailto:Chelsea.lee@hcd.ca.gov); Prasse, Marisa@HCD <[Marisa.Prasse@hcd.ca.gov](mailto:Marisa.Prasse@hcd.ca.gov)>; [David.navarrette@hcd.ca.gov](mailto:David.navarrette@hcd.ca.gov); [slogan@merlonegeier.com](mailto:slogan@merlonegeier.com)

**Subject:** Village at Laguna Hills - Local Apartment Cost & Availability

June 11, 2021

Dear Mayor Pezold, Mayor Pro Tem Sedwick, Councilmembers Heft, Hunt and Wheeler,

Since the hearing regarding the Village at Laguna Hills, our volunteers have done some additional research to learn what the availability and cost of apartments is - in Laguna Hills and in nearby cities. *The following data further shows the housing affordability crisis in Laguna Hills and exemplifies why it is important to prioritize Affordable Housing for our lower income residents and workforce.* This is a critical site for the city to meet its low and very low-income RHNA goals.

For context, the California Office of Housing and Community Development **rental limit for a 4 person very low-income household** in Orange County (yearly income \$67,250), is **\$1,391 per month**. (See chart below for details about income and rental limits for various income categories.)

Our research determined that for the Reata and SOFI, the two apartment complexes nearest the Village, the monthly rent for a 1-bedroom is \$1,954 to \$2,000. It is \$2,800 for a 2 bedroom.

Besides Rancho Niguel and Rancho Moulton, the only two apartment complexes in Laguna Hills that take Section 8 vouchers, the *lowest rents* in the area were \$1,800 for a 1 bedroom and \$2,050 for a 2-bedroom. Many places had higher rents – **more typically in the range of \$2k to \$3k per month**. (See the below chart for rental data.)

The two apartments that take Section 8 had no vacancies. In talking to the manager of the Rancho Niguel apartments, we learned they are not adding names to the waitlist because it's already 5 to 10 years long. (Similarly, for other low income apartments that take Section 8 vouchers, waitlists were closed or several years long.)

As you can see, **there is a mis-match between what people can afford and the availability of housing options in and near Laguna Hills**. This is why we ask that you require Merlone Geier to include 15% of the housing units in the Village at rental rates that will be affordable to those in the very low and extremely low-income categories, i.e., incomes that are under \$50,000 and under \$30,000 per year.

If you have any questions about our research, please feel free to contact Rona Henry at [welcomingneighborshome@gmail.com](mailto:welcomingneighborshome@gmail.com).

Sincerely,

Rona S. Henry, Chair  
 Welcoming Neighbors Home Initiative  
 Rev. Kent Doss, Minister  
 Tapestry, a Unitarian Universalist Congregation

Cc: Cesar Covarrubias, Executive Director, Kennedy Commission  
 Paul McDougall, David Navarrette, Marisa Prasse, Chelsea Lee - California State Housing and Community Development Office  
 Kenneth H. Rosenfield, Laguna Hills City Manager  
 David Chantarangsu, Laguna Hills Community Development Director  
 Jay Wu, Senior Planner, Laguna Hills Planning Division

Housing Affordability Matrix - Orange County (2021)				
Income	Annual Income	Affordable Monthly Housing Costs	Utilities	Maximum Affordable Rent
<b>Extremely Low Income (0-30% AMI*)</b>				
2-Person	\$32,300	\$807	\$171	\$636
4-Person	\$40,350	\$1,009	\$290	\$719
<b>Very Low Income (30-50% AMI)</b>				
2-Person	\$53,800	\$1,345	\$171	\$1,174
4-Person	\$67,250	\$1,681	\$290	\$1,391
<b>Low Income (50%-80% AMI)</b>				
2-Person	\$86,050	\$2,152	\$171	\$1,981
4-Person	\$107,550	\$2,689	\$290	\$2,399
<b>Moderate Income (100%-120% AMI)</b>				
2-Person	\$102,450	\$2,561	\$171	\$2,390
4-Person	\$128,050	\$3,201	\$290	\$2,911
<p>Assumptions: 2021 HCD Income Limits; Health and Safety code definitions of affordable housing costs (30% of household income). Utilities are calculated from Gas, Electric (Basic only), and Other categories. Source: State Department of Housing and Community Development 2021 Income Limits; Orange County Housing Authority Utility Allowance Schedule, 2021. The Kennedy Commission 2021.</p> <p><b>*AMI = Area Median Income for Orange County</b>  <b>AMI for 2 persons = \$85,350 &amp; for 4 persons = \$106,700</b></p>				

Apartment Cost & Availability				
Apartment Complex	# of 1 Bedroom Available	Cost 1 Bedroom	# of 2 Bedroom Available	Cost 2 Bedroom
<b>Laguna Hills:</b>				
<b>Reata</b>	11	\$ 2,000	1	\$ 2,800
<b>SOFI</b>	3	2000-2100	2	2377-2387

<b>Alicia Plaza</b>	0	1800-1900	0	2050-2400
<b>Villa Solano</b>	At least 1	1868-2200	At least 1	2300-2556
<b>55+ Meridian</b>	3	1895-2500	1	3000
<b>Rancho Moulton</b>	waitlist	Deed Restricted Affordable	waitlist	Deed Restricted Affordable
<b>Rancho Niguel</b>	waitlist	Deed Restricted Affordable	waitlist	Deed Restricted Affordable
<b>Aliso Viejo:</b>				
<b>Aliso Creek</b>	1	1934-5088	0	
<b>Aliso Town Center</b>	0		5	2480-2870
<b>Barcelona Resort</b>	0		6	2420-2600
<b>St Moritz</b>	3	1920-2005	1	2810
<b>Wood Canyon Villas</b>	Waitlist Closed	Deed Restricted Affordable	Waitlist Closed	Deed Restricted Affordable
<b>Wood Park</b>	Waitlist Closed	Deed Restricted Affordable	Waitlist Closed	Deed Restricted Affordable
<b>Lake Forest:</b>				
<b>Eaves Lake Forest</b>	2	1901-1986	2	2402-2541
<b>Timbers El Toro</b>	1	1825-2210	2	2110-2210
<b>Arroyo at Baker Ranch</b>	0	Deed Restricted Affordable	0	Deed Restricted Affordable
<b>Laguna Niguel:</b>				
<b>Apex Apts</b>	5	2125-3565	0	
<b>Blu</b>	7	2418-3136	1	3211
<b>Broadstone Vilara</b>	11	2195-4019	1	2835-2910
<b>Laguna Gardens</b>	6	1919-3151	6	2470-3922
<b>The Palms</b>	7	1892-2180	0	
<b>Alicia Park</b>	Waitlist - 3 to 4 years	Deed Restricted Affordable	Waitlist - 3 to 4 years	Deed Restricted Affordable
<b>Village La Paz</b>	Waitlist - 6 years	Deed Restricted Affordable	Waitlist - 6 years	Deed Restricted Affordable
<b>Mission Viejo:</b>				
<b>Adagio on the Green</b>	6	2420-4593	7	3085-5466
<b>Vista Real</b>	2	2095-2515	2	2540-3100
<b>Mosaic (Formerly Park Ridge)</b>	1 end of July	1985 (takes Section 8 voucher if it meets the rent)	1 now and 2 in a couple months	2305-2555(takes Section 8 voucher if it meets the rent)
<b>Arryoro Vista</b>	Waitlist Closed	Deed Restricted Affordable	Waitlist Closed	Deed Restricted Affordable
<b>Avolon</b>	Waitlist	Deed Restricted Affordable	Waitlist	Deed Restricted Affordable

Data based on internet research and phone calls done in late April, May and June 2021 by Welcoming Neighbors Home volunteers. List of Affordable Apartments in OC: <https://cms.ocgov.com/civicax/filebank/blobdload.aspx?BlobID=117609>

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

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**Subject:** FW: Low Cost/Moderate Housing

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**From:** JANET LUSK <[janetlusk@aol.com](mailto:janetlusk@aol.com)>

**Sent:** Sunday, June 13, 2021 11:05 AM

**To:** Public Comments

**Subject:** Low Cost/Moderate Housing

I live in Laguna Woods and am excited about the new development in Laguna Hills.

I will support the businesses at the new mall: but would stress the importance of affordable housing for those workers at the mall and for those giving assistance to the residents of Laguna Woods.

Please give consideration to this request.

Janet Lusk  
Laguna Woods

Sent from my iPhone

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**DATE:**

April 27, 2021

**TO:**

[publiccomments@lagunahillsca.gov](mailto:publiccomments@lagunahillsca.gov); [epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov); [dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov); [jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov); [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov); [bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov)

**CC:**

[lagunahillsflag@gmail.com](mailto:lagunahillsflag@gmail.com)

**Subject:**

04/27/21 City Council Meeting - Agenda Item 5.5.1 (Village at Laguna Hills) | Staff Report & Fiscal Impact Study

---

Dear City Council:

**We write to share and clarify information and context regarding:**

1. **The Staff Report “Neighborhood Outreach” section in the April 27, 2021 City Council Meeting that refers to the community grassroot group Future of Laguna Hills Advisory Group (FLAG) (p. 85)**
2. **Fiscal Impact Study**

**STAFF REPORT**

The report states:

“Around the same time that the Applicant was considering an update to the 2016 Five Lagunas approval, a community organization known as the Future of Laguna Hills Advisory Group, or FLAG for short, was created. The goals of FLAG, as stated in their official Facebook page, are to ‘Be a community advocate that seeks to engage community participation in processes and decisions that shape the future of the City of Laguna Hills’ and ‘Establish a healthy partnership and identify needs of community stakeholders, such as the City of Laguna Hills, its residents and businesses, land owners and developers, and more, to foster innovative thinking that creates a win-win for all parties’ **To that end, the Applicant has had ongoing dialogue and met at least twice with FLAG throughout the entitlement process. The previous City Manager met with FLAG four times, City Staff has had multiple discussions with FLAG throughout the entitlement process and the Interim City Manager has invited FLAG for a meeting to review the current Project proposal. Furthermore, when FLAG submitted to the City Council an extensive list of frequently asked questions, Staff provided answers to each question and posted the FAQs on the City website in order to provide greater transparency about the planning process and procedures.** As of April 1, 2021, the Project’s webpage has had over 6,200 unique views since November 2019.”

For clarification, while FLAG communicates with staff regularly, has met with the previous city manager on occasion, two of which were with the Applicant, and was invited by the city interim manager to review the current proposal, **FLAG has not had “ongoing dialogue” with Merlone Geier Partners (“MGP” / “Applicant”).**

- In July 2019, FLAG met with previous City Manager and the Applicant. It was agreed that Frequently Asked Questions (FAQs) be prepared for the community and that a possible survey be considered. The Applicant created a survey which they made available online. FAQs provided by Applicant were geared toward project history and not the development planning process. So, **FLAG and City Staff collaborated on community questions that both parties had received.** These were presented those to City Council, and City Staff provided answers to those questions, which were subsequently posted on the City’s website late 2019/early 2020. FLAG provided a link to the community for those FAQs.
- In October 2019, FLAG receive invitation and accepted a met with previous City Manager and the Applicant. The Applicant showed FLAG a preview of its new plan for mixed-use commercial and high-density apartment unit development. FLAG did not opine on the matter as the Applicant was set to present plan to City Council days later in November 2019. FLAG notified the community of the City Council meeting. Many community members communicated 1,200-1,500 apartment units were too many and to scale back to the 988 approved in 2016.
- In February 2020, FLAG spoke at City Council Meeting about the proposed mixed-use and high-density apartment unit proposed development. With regards to the former Laguna Hills mall property, our community seemed to understand there will be some level of dwelling units; however, that the 1,200-1,500 rental

apartment units proposed was unacceptable. FLAG continued to actively seek community responses and ideas and encouraged the community share their thoughts with the City. ***The following week, FLAG was notified by the previous City Manager that the Applicant had solidified their plan with 1,500 apartment units and other areas of their proposed mixed-use development. It was FLAG's understanding from the former City Manager that the Applicant was not willing to discuss further changes to the proposal.***

- In September 2020, the previous City Manager invited FLAG to meet with the Applicant for a project update. However, while FLAG agreed to meet with the previous City Manager, it declined to meet with the Applicant as it was our understanding there was no room to discuss changes. We responded, "While we hoped our community's concerns would be heard and responded to by MGP... At this time... [w]e humbly suggest MGP address our entire community and City Council publicly and transparently." FLAG provided community member with an update of the meeting. (attached)
- In October 2020, the Applicant directly emailed FLAG to discuss the project and that they were hosting virtual forums. ***The Applicant had not directly contacted FLAG since July 2019 (14 months).***
  - FLAG's responded, "FLAG, of course, wants and expects to be part of continued conversations. However, ***it's FLAG's understanding that there is no room for further discussion on suggestions or changes to MGP's proposed application/plan. If this is true, at this time, FLAG representatives are uncertain of the value a meeting would have.***"
  - The Applicant responded, "***We are always looking for further suggestions and suggested changes. As part of our CEQA documents we have studied the most intense uses for environmental review. We believe the plans that been submitted for review suggests what we believe is market driven with the retail, housing, office and hotel. We strongly believe the plans being reviewed by the city is financially beneficial for the city moving forward for years to come.***"
  - FLAG responded, "With regards to a special zoom interactive meeting with FLAG, separate from community forums, let's see how your Virtual Forum goes. ***We would hope that MGP would explain to the greater community why, according to MGP, the overall plan works for the long-term viability of the community and real estate – MGP should be responsible for directly articulating any benefits to the community.***"
  - FLAG made recommendations for the Applicant's virtual forums and agreed to spread the word about them. The Applicant stated they would record and make available recordings of the virtual forums and that they would work on getting answers to questions posted after those meetings for the public to review and that FLAG would be added to their distribution list.
  - ***Since interacting in October 2020, FLAG has not heard from the Applicant. FLAG has not received from the Applicant information regarding recorded forums, information for the posting of community questions and answers,*** communication from its distributions lists, etc.
- In March 2021, FLAG did see/receive a sponsored social media communication on Facebook promoting the project.
  - Post: [www.facebook.com/villageatlagunahills/posts/263184938686869](https://www.facebook.com/villageatlagunahills/posts/263184938686869)
  - Solicitation to email City Council's support: [www.bit.ly/ApproveVillage](https://www.bit.ly/ApproveVillage)
  - FLAG's response:
    - As involved and active community members, we find Merlone Geier Partners' approach to the redevelopment of this property very unfortunate, instead of working WITH the community on the front-end of this proposed project, MGP has elected to put forth a paid for/sponsored Facebook ad on the back-end to gain community support.
    - Per the form letter being marketing via this link, MGP states:
    - "Concern about the Village at Laguna Hills seem pretty manageable: Residential Unit Density – 50 per acre."
    - Why not say what it is... 1,500 apartments?
    - The community repeatedly asked MGP scale back the proposed 1,500 apartments and that it considers, in part, housing that promotes ownership of

one's dwelling vs renting, which over the "next 20-30 years" of this development would produce more property tax revenue for our city.

- We truly wanted to believe in MGP when they said they pride themselves on working with the community. Our community has been failed.
- (photo: evolution of the property and proposed project)

#### Property/Project Evolution & Application/Plan History

source: [www.lagunahillscity.gov](http://www.lagunahillscity.gov)

- 2013, Merlone Geier Partner (MGP) purchases Laguna Hills Mall site.
- 2016, City Council approves MGP's application/plan for "Five Lagunas" with 988 apartment/dwelling units (DU).
- 2019, MGP retracts 2016 approved plan and submits new application/plan for "Village at Laguna Hills" with 1,200-1,500 DU.
- 2020, MGP submits revised/final application/plan with 1,500 DU, nearly a 50% increase over the 2016 approved plan.

Uses	2013 Laguna Hills Mall	2016 Plan Approved by City Council (Five Lagunas)	November 2019 New Plan Submitted to City (The Village at Laguna Hills)	February 2020 Revised/Final Plan to City (The Village at Laguna Hills)
Residential/Dwelling Units	-	1,300,000 sf (988 DU)	1,200-1,500 DU	1,904,363 sf (1,500 DU)
TOTAL	-	1,300,000 sf (988 DU)	1,200-1,500 DU	1,904,363 sf (1,500 DU)
Retail	873,551 sf	616,013 sf	225,000-300,000 sf	157,500 sf
Restaurant	78,795 sf	115,364 sf	rolled into "Retail"	rolled into "Retail"
Fitness	-	40,102 sf	rolled into "Retail"	40,000 sf
Cinema	13,166 sf (1,020 seats)	109,070 sf (2,068 seats)	rolled into "Retail"	52,500 sf (1,200 seats)
Hotel	-	-	125 rooms	123,100 sf (150 rooms)
Office	-	45,890 sf	390,000-520,000 sf	465,000 sf
TOTAL	965,512 sf	926,429 sf	615,00-820,000 sf	838,100 sf
Public Community Space	-	10,000 sf	115,000 sf	115,000 sf
TOTAL	-	10,000 sf	115,000 sf	115,000 sf

#### LAGUNA HILLS CITY COUNCIL CONTACT INFORMATION

+1.949.707.2610 | [ccouncil@lagunahillscity.gov](mailto:ccouncil@lagunahillscity.gov)  
 Erica Rozold (Mayor), [erozold@lagunahillscity.gov](mailto:erozold@lagunahillscity.gov)  
 Don Sedgwick (Mayor Pro Tem), [dsedgwick@lagunahillscity.gov](mailto:dsedgwick@lagunahillscity.gov)  
 Janine Heft (Council Member), [jheft@lagunahillscity.gov](mailto:jheft@lagunahillscity.gov)  
 Bill Hunt (Council Member), [bhunt@lagunahillscity.gov](mailto:bhunt@lagunahillscity.gov)  
 Dave Wheeler (Council Member), [dwheeler@lagunahillscity.gov](mailto:dwheeler@lagunahillscity.gov)



- March 24, 2021, Ken Rosenfield, interim city manager, reached out to FLAG to invite us for an update on the Village at Laguna Hills project late March/early April. While it was understood this was in the spirit of continuing what the previous City Manager's outreach included, FLAG responded:

"Thank you for reaching out to us and offering a Village at Laguna Hills update. We greatly value our relationship with City Staff and City Councilmembers.

**A gentle reminder; FLAG is a community advocate. We formed to engage community participation in processes and decisions that shape the future of our city. We do not speak for the community. There are many concerned stakeholders, such as our Laguna Hills' residents and businesses, who have been waiting a long time for an update.**

**Because of this, we respectfully ask that the development proposal update on the Village at Laguna Hills be made/given to all stakeholders. We also suggest the city provide an agenda pre meeting and an executive summary post meeting. This will lend transparency to the city actions and help all interested parties know what is to be covered and what was covered in the update.**

As we are still in a declared pandemic, in addition to allowing those who would like to attend in person while socially distanced with masks, we suggest modern methods of communication are made available (e.g., video conference, Zoom, etc.). We appreciate your recommendation on this and how it might best be accomplished.

We are willing to help the city communicate specifics of the update announcement to our members and community and ask that the city also post the announcement on its website and email all those who have requested notification updates regarding the development."

- From this communication, FLAG learned that 1) two-way video conference would/could not be made available for a variety of reasons, and 2) updates to the greater community would happen through an official Public Hearing, and that if community members wanted to be heard they could email comments or show up in person to the meeting.
- April 5, 2021 FLAG received notice from Jay Wu, Senior Planner, there a Public Hearing on April 27, 2021. FLAG communication to community members the notice of the Public Hearing.

With regards to the Village at Laguna Hills proposed development, FLAG has shared its opinions and concerns about the mixed-use and high-density rental apartment development with City Council, City Staff, and the Applicant, and it has encouraged the greater community to directly reach out as well.

### **FISCAL IMPACT STUDY**

- 1) For future projects we encourage the Planning Agency be activated and active in these types of developments for added community input and transparency to the processes of these developments.
- 2) We hope you have delved into about the Fiscal Impact Study for this proposed development. **The report seems to assume full building through Phase III.** However, per the Development Agreement there might not be a full build out. Please consider, is \$1.3M net “surplus” for general funds a quality estimate and fiscally responsible. (Attached is the report with highlight and note within those highlights.)

In closing, we appreciate and value companies investing in our community. It's ideal they have a return on their investment that achieves or exceeds their goals. However, their goals must be met in a way that meets the City of Laguna Hills' long-term needs and goals, which, must include the long-term greater good and betterment of the surrounding existing and future communities, including but not limited to financial stability (including unrestricted general fund and not being primarily reliant on one-time restricted-use QUIMBY fees), which supports our city's ability to provide better outcomes for city's public safety, much needed maintenance, residents, businesses, schools, city beautification, and infrastructure, to name a few.

Not in My Back Yard,” is a grossly overused buzzword. This is not about NIMBY. This is about 1) how and when does quality of life matter and 2) how and when does the long-term greater good of our community matter?

Why are people so concerned about the development of this 68-acre property, because we, your residents, and your community, too, have invested in the City of Laguna Hills, having made it our place of choice to lay down roots and thrive.

**Reports and studies, for considering any proposals and/or actions, are heavily relied on up by the City of Laguna Hills' City Council, Planning Agency, Commissions, and Staff.**

**Current statistics, data, and information available should be used as they are explicitly intertwined with the decision-making process, and it is this information City Council relies upon to properly fulfil their fiduciary duties – duty of care, duty of loyalty, and duty of obedience.**

***Every decision affects the wellbeing of and shapes the future of a City and its community.***

Respectfully,

Robin Jochims, FLAG representative  
Mark Osborne, FLAG representative  
Sidney Harrington, FLAG representative



Laguna Hills is on the menu.

Our <sup>entire</sup> community must be at the table.

be informed | know what's happening | make your voice heard



**Your Voice Must be Heard**



**The Village of Laguna Hills**

## Update

October 17, 2020

page 1 of 1

Earlier this month, the City Manager invited FLAG representatives to meet for an update on the proposed development for The Village of Laguna Hills. We accepted a meeting with the City Manager but declined Merlone Geier Partners' (MGP) participation because our understanding is MGP has no intent of discussing changes to the proposed development.

*Throughout this process, we have shared with the City Manager and City Council, that MGP should provide updates to the community about the proposed development by actively and directly 1) reaching out to our community and 2) addressing our community and City Council publicly and transparently.*

**You, our Laguna Hills community, must reach out to City Council. Let your opinions, concerns, and questions be known.**

### SUMMARY: MGP Development Application/Plan Update Meeting

FLAG representatives met with Don White, city manager, and Greg Simonian, city attorney, Wednesday, October 7, 2020 for an update on proposed development for The Village of Laguna Hills.

It is our understanding the City Manager has briefed some individual City Council Members with an update and that MGP was present to make a brief presentation and answer questions.

#### Development Application/Plan

MGP is proceeding with its application for 1,500 apartment dwell units with mixed-use of retail/restaurants, fitness center, cinema, hotel, park, and offices. Per the City Manager and City Attorney, the proposed development application/plan adheres to current zoning laws/requirements.

Currently, the City and MGP are negotiating a Development Agreement. This agreement has to be mutually entered into and agreed upon by both parties. According to the City, this agreement gives the City and the Developer assurances and guarantees, and these agreements typically cover a 15-year period.

#### Project Review and Public Hearing

Once the proposed development application is deemed complete and the Development Agreement, Environmental Impact Report/Addendum, and Net Fiscal Impact Study are finalized, all items will be available for City Council and Public/Community review. At this time, City Staff cannot say with certainty when

these items will be released. When they are released, there will be, at least, a 21-day review period.

Notification for a public hearing must be given 21 days in advance, and it must be scheduled at a regularly scheduled City Council Meeting (translation = a special meeting cannot be called for a public hearing). [City Council meetings](#) are scheduled on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday each month. Such a public hearing usually takes place at one meeting where the City Council will decide to approve or turn down the development application/plan.

#### Notification of Public Hearing

The City is *only* required to notify properties within 300 feet of the proposed project about the public hearing. If you want to be notified about the public hearing, you must email Jay Wu, Senior Planner at [jwu@lagunahillscsca.gov](mailto:jwu@lagunahillscsca.gov) and ensure you receive confirmation of receipt.

### CONTACT INFORMATION: Laguna Hills City Council

+1.949.707.2610

[ccouncil@lagunahillscsca.gov](mailto:ccouncil@lagunahillscsca.gov)

Janine Heft (Mayor), [jheft@lagunahillscsca.gov](mailto:jheft@lagunahillscsca.gov)

Erica Pezold (Mayor Pro Tem), [epetzold@lagunahillscsca.gov](mailto:epetzold@lagunahillscsca.gov)

Dore J. Gilbert (Council Member), [dgilbert@lagunahillscsca.gov](mailto:dgilbert@lagunahillscsca.gov)

Don Sedgwick (Council Member), [dsedgwick@lagunahillscsca.gov](mailto:dsedgwick@lagunahillscsca.gov)

Dave Wheeler (Council Member), [dewheeler@lagunahillscsca.gov](mailto:dewheeler@lagunahillscsca.gov)



**Future of Laguna Hills Advisory Group | F L A G | Grassroots community-based group concerned about the future of Laguna Hills**

[LagunaHillsFLAG@gmail.com](mailto:LagunaHillsFLAG@gmail.com) | [www.LagunaHillsFLAG.com](http://www.LagunaHillsFLAG.com) | [Facebook Public Page](#) | [Facebook Private Group](#)

FLAG is a cohesive community-based grassroots group concerned about the future of the City of Laguna Hills and was established out of concern regarding the redevelopment of the former Laguna Hills Mall site. FLAG maintains focus on being of service to the community by accurately informing and contributing as a knowledgeable collaborator.

# The Village at Laguna Hills

## Attachment k

### Fiscal Impact Analysis (Kosmont)



While there is a general statement of source information, source information with appropriate references are missing from this report. Examples within.

In general, there is only one assumption made for the property at FULL buildout. However, what if the residential or other property types are never fully built out?

What are the best and worst case scenarios? E.g. This study, for the hotel uses 150 rooms; however, the plans and development agreement state it will be between 100-150 rooms? Financial Impact Study uses 150 rooms. This directly impacts ToT tax, which is a large portion of estimated revenues at \$670k/ 22%. If this is reduced to 100, est. rev. is \$450k

What was the net fiscal impact of the property in 2012/2013?

What are estimated net fiscal impact annually based on buildout schedule? E.g. 20XX 1st phase completion, the city can expect \$X amount. Etc.

\$1.3M is based on total buildout. If the project takes 20 year to complete as Development Agreement estimates schedules, is this cause for concern? What if Phase III of the property is not realized until year 30 or never comes to fruition? How will this impact all areas of revenue and the public safety budget expense proposed here and the net fiscal impact?

As a sister property within this UVSP, what are taxes provided by Oakbrook Village?

Meaning compare that property with projections Kosmont has put forth.

Are there 1.42 people at Oakbrook/apartment? How much sales tax does the property bring in? per sq. ft?

# Summary of Comments on 01\_Attachment k - Fiscal Impact Analysis (Kosmont)\_reviewed.pdf

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Page: 1

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Number: 1      Author: general      Subject: Text Box      Date: 4/27/2021 4:51:04 PM

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While there is a general statement of source information, source information with appropriate references are missing from this report. Examples within.

In general, there is only one assumption made for the property at FULL buildout. However, what if the residential or other property types are never fully built out?

What are the best and worst case scenarios? E.g. This study, for the hotel uses 150 rooms; however, the plans and development agreement state it will be between 100-150 rooms? Financial Impact Study uses 150 rooms. This directly impacts ToT tax, which is a large portion of estimated revenues at \$670k/ 22%. If this is reduced to 100, est. rev. is \$450k

What was the net fiscal impact of the property in 2012/2013?

What are estimated net fiscal impact annually based on buildout schedule? E.g. 20XX 1st phase completion, the city can expect \$X amount. Etc.

\$1.3M is based on total buildout. If the project takes 20 year to complete as Development Agreement estimates schedules, is this cause for concern? What if Phase III of the property is not realized until year 30 or never comes to fruition? How will this impact all areas of revenue and the public safety budget expense proposed here and the net fiscal impact?

As a sister property within this UVSP, what are taxes provided by Oakbrook Village?

Meaning compare that property with projections Kosmont has put forth.

Are there 1.42 people at Oakbrook/apartment? How much sales tax does the property bring in? per sq. ft?

April 6, 2021

Kenneth H. Rosenfield, P.E.  
Interim City Manager  
City of Laguna Hills  
24035 El Toro Road  
Laguna Hills, CA 92653

**RE: Fiscal Impact Analysis – Proposed Village at Laguna Hills Project**

Dear Mr. Rosenfield:

Kosmont & Associates, Inc. doing business as Kosmont Companies (“Consultant” or “Kosmont”) is pleased to transmit this Updated Fiscal Impact Analysis for Merlone Geier Partners (“MGP”) proposed Village at Laguna Hills (“Project”) to the City of Laguna Hills (“City”). The Project is located at the southwest corner of El Toro Road and I-405 Freeway in Laguna Hills, California.

Background

As part of the entitlement and development agreement negotiations process with MGP, the City requested an analysis to evaluate the fiscal impact of the most recent Project master plan.

As a result of the tremendous challenges facing department stores and retail malls, the current Project plan and CEQA clearance calls for a new concept with a blend of uses with a maximum of 1,500 apartments, 250,000 SF of retail/entertainment/fitness, 150-room hotel and 465,000 SF of office. The proposed improvements are further described in the report.

Analysis Description

This analysis evaluates the stabilized annual fiscal revenues and expenditures expected for the City’s General Fund. Fiscal revenues were derived from estimating the various taxes associated with the Project including property taxes (secured and unsecured), business taxes, franchise taxes, direct and indirect sales taxes, and transient occupancy taxes. <sup>[1]</sup> Fiscal expenditures such as public safety were estimated on a per capita basis using the City’s Fiscal Year 2020-2021 Adopted Budget, and the resident population within the City. An IMPLAN econometric model was utilized to estimate direct, indirect, and induced economic benefits (jobs, wages, output) resulting from the construction and operations within the Project.



The analyses, projections, assumptions and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Actual results may differ from those expressed in this analysis, as results are difficult to predict as a function of market conditions, natural disasters, pandemics, significant economic impacts, legislation and administrative actions.



## 2.0 Executive Summary

The proposed master plan allows for significant development within the four major land use categories. A summary of the full buildout development program for the fiscal analysis of the Project is delineated in Table 2.1.

*Table 2.1: Development Program*

	Full Buildout
Residential DU	1,500
Existing Restaurant SF	23,000
Retail & Restaurant SF	227,000
Office SF	465,000
Hotel Rooms	150

Source: Merlone Geier, Kosmont

### Village at Laguna Hills

The Project is estimated to generate a fiscal revenue of approximately \$2.99 million per year at full buildout in 2020\$. Annual incremental municipal service costs are estimated at \$1.69 million, yielding an annual surplus of approximately **\$1.31 million** as shown below:

*Table 2.2: Summary of Fiscal Impact*


	Full Buildout Stabilized
<b>Primary Fiscal Revenues</b>	
Property Tax (Secured & Unsecured)	\$701,000
Property Tax In-Lieu of VLF	\$304,000
Sales & Use Tax (On-Site/Direct)	\$846,000
Sales & Use Tax (Off-Site/Indirect)	\$310,000
Transient Occupancy Tax	2,670,000
Recreation Fees	\$54,000
Franchise Taxes	\$107,000
<b>Total General Fund Revenues (Rounded):</b>	<b>\$2,992,000</b>
<b>Primary General Fund Expenditures</b>	
General Government	\$33,100
Public Safety	\$1,501,100
Public Services	\$114,700
Non-Departmental	\$15,000
Community Development	\$0
Community Services	\$21,400
<b>Total General Fund Expenditures:</b>	<b>\$1,685,000</b>
<b>NET FISCAL IMPACT (Rounded):</b>	<b>\$1,307,000</b>

Source: Kosmont Companies




The analyses, projections, assumptions and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Actual results may differ from those expressed in this analysis, as results are difficult to predict as a function of market conditions, natural disasters, pandemics, significant economic impacts, legislation and administrative actions.

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 Number: 1      Author: general      Subject: Highlight      Date: 4/26/2021 9:36:13 AM  
development agreement states 100-150

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 Number: 2      Author: Robin      Subject: Highlight      Date: 4/26/2021 9:55:05 PM  
On-Site Sales Tax = \$846k  
Off-Site Sales Tax = \$310k  
ToT = \$670k

---

which = \$1.83M, 61% of the Primary Fiscal Revenues (Table 2.2)

Are these subject to significant economic downturns?

ToT tax has been trending downward for Laguna Hills. If this continues and there is yet another impact to sales tax (like 2012-2021), how does this affect the proposed bottom line?

ToT assumes 150 rooms, yet development agreement states and throughout set plans it states 100-150 rooms.

### **Per MGP**

**ToT is estimated at approx. \$500k.**

<https://form.jotform.com/210737241001136?fbclid=IwAR0j7JGIfUAQOIBEdt2Kt5yFaTlxU12BZ9hVLWd7SrIM3MeYICKz5owKFYc>

<sup>1</sup>With a blend of uses, the Project will provide significant tax revenues from a variety of sources, rather than concentration of sales taxes that is <sup>2</sup>subject to significant economic cycles. This diversification will protect the City general fund from future economic downturns.

## Economic Impact

This Analysis uses the IMPLAN (Impact analysis for PLANning) econometric input/output model developed by the IMPLAN Group to quantify the economic impact to the local region from full Project construction and ongoing operations. Table 2.3 shows over 7,000 fulltime equivalent jobs, \$507 million in labor income and \$1.2 billion in total County economic output from the multi-year construction period. In addition to the direct on-site spending, the City will benefit from a fair share of the indirect and induced spending.

*Table 2.3: Summary of Economic Benefits from Construction of Village at Laguna*

<b>Economic Benefits from Construction (One-Time)</b>			
<b>Full Project</b>			
	<b>Employment</b>	<b>Labor Income</b>	<b>Economic Output</b>
Direct (On-Site)	4,125	\$338,786,000	\$781,000,000
Indirect	1,271	\$79,428,000	\$196,464,000
Induced	1,616	\$89,450,000	\$258,614,000
<b>Total Countywide</b>	<b>7,013</b>	<b>\$507,664,000</b>	<b>\$1,236,078,000</b>

Notes: 100% of direct benefits from the site are estimated to be captured within the City. Values in 2020 dollars.

Source: Kosmont Companies, IMPLAN (2020)


Table 2.4 on the following page shows the Project could support 3,953 local jobs, provide \$187 million in labor income and \$377 million in total regional economic output annually at <sup>3</sup>full buildout and <sup>4</sup>stabilization (in 2020 dollars).



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## Page: 9

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 Number: 1 Author: general Subject: Highlight Date: 4/26/2021 9:51:49 PM

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On-Site Sales Tax = \$846k  
Off-Site Sales Tax = \$310k  
ToT = \$670k

which = \$1.83M, 61% of the Primary Fiscal Revenues (Table 2.2)

Are these subject to significant economic downturns?

ToT tax has been trending downward for Laguna Hills. If this continues and there is yet another impact to sales tax (like 2012-2021), how does this affect the proposed bottom line?


ToT assumes 150 rooms, yet development agreement states and throughout set plans it states 100-150 rooms.

Per MGP


ToT is estimated at approx. \$500k.

<https://form.jotform.com/210737241001136?fbclid=IwAR0j7JGIfUAQOIBEdt2Kt5yFaTlxU12BZ9hVLWd7SrlM3MeYICKz5owKFYc>


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 Number: 2 Author: general Subject: Highlight Date: 4/26/2021 9:36:13 AM

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 Number: 3 Author: general Subject: Highlight Date: 4/26/2021 9:36:13 AM  
clarify term

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 Number: 4 Author: general Subject: Highlight Date: 4/26/2021 9:36:13 AM  
clarify term

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Table 2.4: Summary of Annual Economic Benefits from Ongoing Operation of Village at Laguna

Economic Benefits from Operations			
Full Project			
	Employment	Labor Income	Economic Output
Direct (On-Site)	2,961	\$127,200,000	\$213,130,000
Indirect	370	\$25,305,000	\$64,547,000
Induced	622	\$34,276,000	\$99,135,000
<b>Total Countywide</b>	<b>3,953</b>	<b>\$186,781,000</b>	<b>\$376,812,000</b>

Notes: 100% of direct benefits estimated to be captured on-site within the City. Estimated ongoing benefits upon build-out. Values in 2020 dollars


Source: Kosmont Companies, IMPLAN (2020)

### Other Benefits

In addition to the General Fund revenues and local job creation, the Project will provide other indirect benefits such as increased State and County Highway funds (Measure M and SB 1) that are partially distributed based on population. The formula is very complex, but Kosmont estimates it could be over \$10,000 per year based on the projected growth in population.

<sup>1</sup> The addition of 1,500 apartment units will help the City meet almost half of the State Regional Housing Needs Assessment allocation.

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 Number: 1      Author: general      Subject: Highlight      Date: 4/26/2021 4:33:37 PM

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Though 1,500 units are proposed, development agreement states 1,126-1,500. If the lower # is built, how does this factor into the revenues received by the city?

Needs to specifically reference which RHNA planning cycle they are referring to AND compare the distribution amounts required for each level of income.

Per 6th cycle:

Laguna Hills needs to accommodate 1985 total units across the following categories:

Very-low income 568

Low income 353

Moderate income 354

Above moderate income 710

## 3.0 Development Plan

The Project master plan envisions an approximately 2.7 million SF mixed/blended-use development and is designed for multiple phases to be built over the next 20 years.

Given the uncertainty of actual development timing and future inflation rates for revenues and expenses,<sup>1</sup> Kosmont has focused this analysis on the estimated annual revenues and expenses at full buildout in 2020<sup>2</sup>\$.

### Development Costs

Project development costs at full buildout are estimated at \$781 million, which will drive assessed value for property tax purposes.

As shown in Table 3.1 the apartment units represent approximately 60% of the total development budget, with the office component representing a little over 20%.


*Table 3.1: Development Costs*

	<b>Apartments</b>	<b>Hotel</b>	<b>Retail</b>	<b>Existing</b>	<b>Office</b>	<b>Site Work</b>	<b>TOTAL</b>
Units	1,500	150	\$ 227,000	23,000	465,000		
Cost/unit	\$ 320,000	\$ 250,000	\$ 400	-	\$ 350.00		
Total Budget	480,000,000	37,500,000	90,800,000	-	162,750,000	10,000,000	\$780,850,000

Source: Kosmont; Numbers may not add due to rounding

For calculating per capita spending, Kosmont assumed a 95% occupancy for apartments and office use.

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	Number: 1	Author: general	Subject: Highlight	Date: 4/26/2021 9:36:13 AM
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2020\$ is the comparison upon which all \$ amounts should be based

	Number: 2	Author: general	Subject: Highlight	Date: 4/26/2021 9:36:13 AM
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## 4.0 Fiscal Impacts

This Analysis is based on <sup>1</sup> information provided by MGP and their subconsultants, City, Orange County ("County") Property Tax Auditor-Controller's Office, California Department of Finance ("DOF"), California Board of Equalization ("BOE"), and ESRI.

### 4.1 General Assumptions

General assumptions follow:

- Dollar amounts are expressed in 2020 dollars.
- <sup>2</sup> Average 1.42 residents per household
- Fiscal impacts are estimated at stabilized occupancy.

### 4.2 Fiscal Revenue Analysis

#### 4.2.1 Property Tax

Secured property tax revenues are estimated based on the anticipated assessed value of the Project upon full build-out and the applicable property tax rates for the City. The City General Fund receives 9% of the annual 1.0% secured property tax general levy placed by the County on the assessed value of the property in this Tax Rate Area. Based on the estimated development budget of \$781 million, less a 5% adjustment factor, the Project is estimated to generate **\$701,000** in annual property taxes as shown below.

*Exhibit 4.2.1 Property Taxes*

		Full Buildout
Total Development Costs (Rounded)		\$780,850,000
5% Adjustment to Assessed Value:		<u>\$39,042,500</u>
Total Estimated Assessed Value		\$741,807,500
<b>Property Tax Rates</b>		
General Levy - Secured	1.00%	\$7,418,075
City General Fund Distributions - Secured	9.00%	\$667,627
Other	0.00%	\$0
Unsecured Property as Percent of Secured		5.0%
Estimated Unsecured Property Taxes to City		\$33,381
<b>Total Property Tax to City (Secured + Unsecured) - Rounded:</b>		<b>\$701,000</b>



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1 Number: 1 Author: general Subject: Highlight Date: 4/26/2021 4:34:13 PM

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As this is to be an independent study, it is important for the Planning Agency and City Council to understand specific source information for various areas of the study.

For example, what information is contributed/provided by MGP and their subconsultants, City, County, etc.

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1 Number: 2 Author: general Subject: Highlight Date: 4/26/2021 9:36:13 AM

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What is the source of information?

With SCAG being the major force in determining housing needs, why are they not considered a source of information for average residents per household?

[https://scag.ca.gov/sites/main/files/file-attachments/lagunahills\\_localprofile.pdf](https://scag.ca.gov/sites/main/files/file-attachments/lagunahills_localprofile.pdf) p. 9

Per SCAG, "In 2018, the city's average household size was 2.9."

This is 2x what this fiscal impact report states.

Furthermore, if the general assumption of 1.42 average residents per household is actually 2.9, this has a direct impact on the cost of public safety (p. 17) and the city's net fiscal impact

Is 1.42 an appropriate # for this breakdown?

$1.42 \times 1500 \text{ units} = 2,130 \text{ residents}$

Realize there are studies that provide guidelines, but those standards and reality often differ.

Occupancy in real life approx 1.42 per bedroom?

202 studio = 1 pp/u = 287

791 1 bed = 2 pp/u = 1,123

482 2 bed = 4 pp/un = 1,369

25 3 bed = 6 pp/un = 107

TOTAL = 2,886 residents, which is more in line with OC overcrowding stats for rental-occupied dwellings

**see overcrowding stats document**- renter-occupied in OC @ 23.7% = this would be 2,634 n OC.

Exhibit 4.2.3: Sales Tax (On-Site/Direct)

Sales Generating Components	Full Build	Taxable Sales/Unit	TAXABLE SALES
			Full Buildout Stabilized
Theater	50,000 SF	\$30 PSF	\$1,500,000
New Retail	147,000 SF	\$350 PSF	\$51,450,000
Existing Restaurant	23,000 SF	\$800 PSF	\$18,400,000
Fitness	30,000 SF	\$0 PSF	\$0
Hotel	150 Rm	\$40 /rm	\$2,190,000
<b>Total</b>	<b>250,000 SF</b>		<b>\$73,540,000</b>
Annual Sales Tax to City		1.0%	\$735,400
City Share of Pool Taxes		15.0%	\$110,310
<b>Total Sales and Use Tax to City (On-Site / Direct)</b>			<b>\$846,000</b>

Source: BOE, City of Laguna Hills, and Kosmont Companies

#### 4.2.4 Sales Tax (Off-Site / Indirect)

Off-site / indirect sales tax revenue projections are estimated based on the taxable sales generated by the spending of Project residents and employees, off-site, within the City. Resident spending is based on average household incomes and BLS Consumer Expenditure Survey data, which provides spending habits of consumers based on average household income.

Based on the Project's location, the Analysis assumes 50% Citywide capture rate for annual resident spending and 30% City capture rates for employee spending. Because the residents will spend a substantial portion of disposable income within the Project, Kosmont assumed a 15% reduction factor to avoid double counting the incremental taxable sales.

At full buildout, the total annual off-site sales tax revenue is estimated at **\$310,000** as shown in Table 4.2.4 on the following page.



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#### 4.2.5 Transient Occupancy Tax (“TOT”)

Transient Occupancy Tax revenues are projected based on estimated average daily room rates (ADR), occupancy, and the City’s TOT rate of 10%. The CEQA analysis assumes a 150-room hotel. With ADR of \$170 and average occupancy of 72%, the estimated annual TOT is \$670,000.

Table 4.2.5: Hotel TOT

Full Buildout	
Number of Rooms	150
Average Daily Room Rate - 2020\$	\$170.00
Average Occupancy Rate	72%
Annual Hotel Room Receipts	\$6,701,400
City TOT Rate	10.0%
<b>Annual TOT to City</b>	<b>1,670,000</b>

Source: City of Laguna Hills, Kosmont Companies


#### 4.2.6 Recreation Fees

The City generates \$870,000 per year in recreation fees from local residents, which equates to \$26.69 per resident times 2,020 residents at stabilized occupancy results in incremental increase of \$54,000 per year.

#### 4.2.7 Franchise Taxes

The City generates \$1,260,000 in utility transfer taxes and waste disposal fees, which equates to \$30.66 per resident-equivalent times 4,330 resident-equivalents results in incremental increase of \$107,000 at full buildout.

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 Number: 1	Author: Robin	Subject: Highlight	Date: 4/26/2021 9:52:46 PM
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Per MGP

ToT is estimated at approx. \$500k.

<https://form.jotform.com/210737241001136?fbclid=IwAR0j7JGIfUAQOIBEdt2Kt5yFaTlxU12BZ9hVLWd7SrIM3MeYICKz5owKFYc>

### 4.3 Fiscal Expenditure Analysis

Expenditures such as public safety and other fiscal expenditures are estimated based on data from the City's Fiscal Year 2020-2021 Adopted Budget, as well as interviews with each department head to ascertain the fixed and variable components of their departmental budget in order to estimate the cost impact of the new residents.

#### 1 Public Safety

Public safety, which includes police, fire, animal control and emergency management, is the largest budget item, at \$8.9 million, representing approximately 40% of total expenditures. Based on recommendations from the Police Chief, the incremental increase in County contract for public safety costs assumes a full patrol squad of 4 officers and required equipment, with a total annual cost of \$1,501,100.

#### Public Services Costs

Public services, which includes engineering, public works and parks, is the second largest budget category at \$4.8 million. Because the vast majority of those costs are fixed, the incremental increase is estimated at \$114,700.

#### Community Development

Community Development includes Building and Planning. The annual costs total \$1.46 million. Because all of those costs are fixed or unrelated to new residential population, the incremental increase is estimated to be negligible.

#### Community Services

Community Services includes recreation, solid waste and recycling. These costs total \$2.2 million. Because the vast majority of those costs are fixed, the incremental increase is estimated at \$21,400.


#### General Government & Non-Departmental

General government (City Manager, City Clerk, City Attorney, Finance and Administrative Services) and Non-Departmental (Citywide functions such as information technology) cost is \$4.0 million per year. Because the vast majority of those costs are fixed, the incremental increase is estimated at \$33,100 for General Government and \$15,000 for Non-Departmental.

In summary, at full buildout the Project will result in total annual allocated municipal service costs estimated at \$1.69 million in 2020\$, as shown in Exhibit 4.4 on following page.



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 Number: 1      Author: general      Subject: Highlight      Date: 4/26/2021 9:36:13 AM  
What if the assumption of 1.42 residents is incorrect and it is closer to SCAG's of 2.9?

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#### 4.4 Net Fiscal Analysis

As shown in Exhibit 4.4, the Project is expected to generate gross annual revenue of approximately \$2,992,000 at full buildout. After estimated general fund expenditures of \$1,685,000, the net fiscal impact is projected to be **\$1,307,000 per year**.


*Exhibit 4.4: Summary of Net Fiscal Impact*

	Full Buildout
Primary Fiscal Revenues	Stabilized
Property Tax (Secured & Unsecured)	\$701,000
Property Tax In-Lieu of VLF	\$304,000
Sales & <sup>1</sup> Use Tax (On-Site/Direct)	\$846,000
Sales <sup>2</sup> Use Tax (Off-Site/Indirect)	\$310,000
Transient Occupancy Tax	\$670,000
Recreation Fees	\$54,000
Franchise Taxes	\$107,000
<b>Total General Fund Revenues (Rounded):</b>	<b>\$2,992,000</b>
<b>Primary General Fund Expenditures</b>	
General Government	\$33,100
Public Safety	\$1,501,100
Public Services	\$114,700
Non-Departmental	\$15,000
Community Development	\$0
Community Services	\$21,400
<b>Total General Fund Expenditures:</b>	<b>\$1,685,000</b>
<b>NET FISCAL IMPACT (Rounded):</b>	<b><sup>3</sup>\$1,307,000</b>


Source: County Auditor-Controller, City of Laguna Hills, Kosmont Companies

The major contributors to City revenues are onsite and offsite sales tax with 39% of the total, followed by property tax and In Lieu of VLF at 34%, and then hotel TOT at 22% of total. The major factor increasing future municipal service costs is expected to be public safety.

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 Number: 1      Author: Robin      Subject: Highlight      Date: 4/27/2021 4:55:31 PM

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 Number: 2      Author: general      Subject: Highlight      Date: 4/27/2021 4:57:39 PM

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On-Site Sales Tax = \$846k  
Off-Site Sales Tax = \$310k  
ToT = \$670k

which = \$1.83M, 61% of the Primary Fiscal Revenues (Table 2.2)

Are these subject to significant economic downturns?

ToT tax has been trending downward for Laguna Hills. If this continues and there is yet another impact to sales tax (like 2012-2021), how does this affect the proposed bottom line?

ToT assumes 150 rooms, yet development agreement states and throughout set plans it states 100-150 rooms.

\_\_\_\_\_  
Per MGP

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 Number: 3      Author: Robin      Subject: Highlight      Date: 4/27/2021 4:56:27 PM

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Clarify - Does this mean the city will not realize \$3M gross revenue /\$1.3M net revenue for several years?



Laguna Hills is on the menu.

Our <sup>entire</sup> community must be at the table.

be informed | know what's happening | make your voice heard



**Your Voice Must be Heard**



**The Village of Laguna Hills**

## Update

October 17, 2020

page 1 of 1

Earlier this month, the City Manager invited FLAG representatives to meet for an update on the proposed development for The Village of Laguna Hills. We accepted a meeting with the City Manager but declined Merlone Geier Partners' (MGP) participation because our understanding is MGP has no intent of discussing changes to the proposed development.

*Throughout this process, we have shared with the City Manager and City Council, that MGP should provide updates to the community about the proposed development by actively and directly 1) reaching out to our community and 2) addressing our community and City Council publicly and transparently.*

**You, our Laguna Hills community, must reach out to City Council. Let your opinions, concerns, and questions be known.**

### SUMMARY: MGP Development Application/Plan Update Meeting

FLAG representatives met with Don White, city manager, and Greg Simonian, city attorney, Wednesday, October 7, 2020 for an update on proposed development for The Village of Laguna Hills.

It is our understanding the City Manager has briefed some individual City Council Members with an update and that MGP was present to make a brief presentation and answer questions.

#### Development Application/Plan

MGP is proceeding with its application for 1,500 apartment dwell units with mixed-use of retail/restaurants, fitness center, cinema, hotel, park, and offices. Per the City Manager and City Attorney, the proposed development application/plan adheres to current zoning laws/requirements.

Currently, the City and MGP are negotiating a Development Agreement. This agreement has to be mutually entered into and agreed upon by both parties. According to the City, this agreement gives the City and the Developer assurances and guarantees, and these agreements typically cover a 15-year period.

#### Project Review and Public Hearing

Once the proposed development application is deemed complete and the Development Agreement, Environmental Impact Report/Addendum, and Net Fiscal Impact Study are finalized, all items will be available for City Council and Public/Community review. At this time, City Staff cannot say with certainty when

these items will be released. When they are released, there will be, at least, a 21-day review period.

Notification for a public hearing must be given 21 days in advance, and it must be scheduled at a regularly scheduled City Council Meeting (translation = a special meeting cannot be called for a public hearing). [City Council meetings](#) are scheduled on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday each month. Such a public hearing usually takes place at one meeting where the City Council will decide to approve or turn down the development application/plan.

#### Notification of Public Hearing

The City is *only* required to notify properties within 300 feet of the proposed project about the public hearing. If you want to be notified about the public hearing, you must email Jay Wu, Senior Planner at [jwu@lagunahillscsca.gov](mailto:jwu@lagunahillscsca.gov) and ensure you receive confirmation of receipt.

#### CONTACT INFORMATION: Laguna Hills City Council

+1.949.707.2610

[ccouncil@lagunahillscsca.gov](mailto:ccouncil@lagunahillscsca.gov)

Janine Heft (Mayor), [jheft@lagunahillscsca.gov](mailto:jheft@lagunahillscsca.gov)

Erica Pezold (Mayor Pro Tem), [epetzold@lagunahillscsca.gov](mailto:epetzold@lagunahillscsca.gov)

Dore J. Gilbert (Council Member), [dgilbert@lagunahillscsca.gov](mailto:dgilbert@lagunahillscsca.gov)

Don Sedgwick (Council Member), [dsedgwick@lagunahillscsca.gov](mailto:dsedgwick@lagunahillscsca.gov)

Dave Wheeler (Council Member), [dewheeler@lagunahillscsca.gov](mailto:dewheeler@lagunahillscsca.gov)



**Future of Laguna Hills Advisory Group | F L A G | Grassroots community-based group concerned about the future of Laguna Hills**

[LagunaHillsFLAG@gmail.com](mailto:LagunaHillsFLAG@gmail.com) | [www.LagunaHillsFLAG.com](http://www.LagunaHillsFLAG.com) | [Facebook Public Page](#) | [Facebook Private Group](#)

FLAG is a cohesive community-based grassroots group concerned about the future of the City of Laguna Hills and was established out of concern regarding the redevelopment of the former Laguna Hills Mall site. FLAG maintains focus on being of service to the community by accurately informing and contributing as a knowledgeable collaborator.

**Jennifer Lee**

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**Subject:** FW: The Villages at Laguna Hills

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**From:** Glenda Vincent <[glvincent2@aol.com](mailto:glvincent2@aol.com)>

**Sent:** Tuesday, April 27, 2021 5:13 PM

**To:** Public Comments

**Cc:** [glvincent2@aol.com](mailto:glvincent2@aol.com)

**Subject:** The Villages at Laguna Hills

I am unable to attend tonight but I feel it is important to say NO to this project!

I moved here in 2017 from Burbank, Ca which used to be a sleepy small town during my childhood to now so over built, over taxed with people and cars and crime. I sold my home and moved here on purpose, it had a mall less than a mile from my home, a hospital with doctors offices/hospital in the same area as the mall. I am disabled 26 yrs so these are very important to me, less driving, so is less traffic congestion. It's already hard to find parking for the doctors offices so we have to park in the mall lot. It's too far for me with so much congestion to go to the Mission Viejo mall, I don't enjoy the stress. I hear the same from the wonderful elders in Laguna Woods, they too miss their coveted close mall! As it is I spend my money shopping in Laguna Niguel at Kohls, Old Navy, Walmart, Costco, etc. I would prefer to spend it in my city.

Why in the world after going thru a pandemic this last year seeing people now working from home that will not be going back to offices, build 465,000 of ridiculous office space! We will end up with empty buildings like our dead mall of the last few years. It's not needed! We want to keep this a small sleepy town, stop the greed! I lived near a school in Burbank that twice a day I had to watch my timing of leaving or coming back to my home of the school traffic congestion, 3 schools in 3 block radius, one a block away. If offices were built, it would be the same traffic congestion I purposely moved away from. And forget about people trying to get onto and off the already packed, congested freeway! Our city would be backed up with traffic. I swear builders don't use their brains God gave them when planning these sites!!!

And why would you build 1500 apartments? Are you going to also build another hospital, add more police, fire? Adds more congestion, traffic and forget about going to Trader Joe's where there is already stacked living quarters in that adjacent parking lot plus a huge apartment complex next to that! Didn't this pandemic show us people can't follow instructions to stay home, not travel and over load and over stress our hospitals, doctors and first responders? People died from other issues other than covid by not being able to get into a hospital!

Another health club when one in that center closed down and there is another around the corner off Alicia that has plenty of crime and car break ins?

We want a mall, be it indoor or out, we want a place to shop, play, plenty of places to eat, go to the movies, etc. And plenty of parking! We all love the Open Market and finally having furniture stores, the monthly Vintage market, Farmers market, etc. Especially once covid is over, we want to get out and enjoy life again, these things make us happy! Not traffic, too many people, air pollution, etc etc.

This is supposed to be my forever home and city! I enjoy being able to drive around without traffic, not spend half my day stuck in bumper to bumper like Burbank taking 45 minutes to get across town when it used to take less than 10 min. I want that here.. I lived in Irvine from 1988 to 2000, owned a condo. When I planned on moving back to Orange County in 2017 I was told by so many, 'you sure don't want to move back to Irvine, it's so over built, traffic is terrible', etc etc. I seriously did plan to move back there, until I saw for myself how bad it got. I then decided to move here to this beautiful small city. I don't want it to become another Burbank and Irvine! Please, please, please say NO to this project!

Thank you,  
Glenda Vincent

[Sent from the all new AOL app for Android](#)

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

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**Subject:** FW: mall

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**From:** John Huber <[outlook\\_CB7D5B6ECE7D5035@outlook.com](mailto:outlook_CB7D5B6ECE7D5035@outlook.com)> on behalf of John Huber <[jchuber@ix.netcom.com](mailto:jchuber@ix.netcom.com)>

**Sent:** Tuesday, April 27, 2021 5:40 PM

**To:** Public Comments

**Subject:** mall

I live in Laguna Woods and am against what is being planned to do with the mall space! We have lost so much of our sweet way of living already. Now we will need to deal with more noise and crowded streets. The traffic will be horrible and to be frank, I miss the shopping mall!!!

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

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**Subject:** FW: 5.5.1 Planning Agency Public Hearings Village at Laguna Hills

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**From:** Anne Taylor-Loughran <[aetaylor1@yahoo.com](mailto:aetaylor1@yahoo.com)>

**Sent:** Tuesday, April 27, 2021 7:59 PM

**To:** Public Comments

**Subject:** 5.5.1 Planning Agency Public Hearings Village at Laguna Hills

I want to stress my strong opposition to the currently proposed project for The village at Laguna Hills. It contains way too many housing units for which there is not sufficient support for parking and traffic. The city will not benefit from revenue from apartments. And we don't need another hotel there have been about five built within a 3 mile radius in the last few years. I have previously expressed my preference for that area to be medically oriented since it is next to a hospital and physician offices. Health related businesses would be ideal. Along with park space outdoor exercise space. I am also in favor of the city council allowing a small number of cannabis shops to open in that area to serve the needs of Laguna woods residents who are currently traveling to Santa Ana for their medical needs. As a nurse for the last 45 years I can attest that cannabis has gotten many patients through chemo and treatments for pain. That's how the city can recoup some lost revenue from the old Mall.

Anne Taylor-Loughran, RN, MSN  
Laguna Hills resident since 1983

[Sent from Yahoo Mail on Android](#)

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

**Jennifer Lee**

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**Subject:** FW: 210427\_Letter to City Council\_Agenda Item 5.5.1.pdf

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**From:** Claudia Mohler <[justpeachy922@hotmail.com](mailto:justpeachy922@hotmail.com)>

**Sent:** Tuesday, April 27, 2021 9:51 PM

**To:** City Council <[ccouncil@lagunahillsCA.gov](mailto:ccouncil@lagunahillsCA.gov)>; Erica Pezold <[epezold@lagunahillsCA.gov](mailto:epezold@lagunahillsCA.gov)>; Bill Hunt 4 Laguna Hills City Council 2020 <[BillHunt4LH@gmail.com](mailto:BillHunt4LH@gmail.com)>; Janine Heft <[jheft@lagunahillsCA.gov](mailto:jheft@lagunahillsCA.gov)>; Ken Rosenfield <[krosenfield@lagunahillsCA.gov](mailto:krosenfield@lagunahillsCA.gov)>; Donald M. Sedgwick <[dsedgwick@lagunahillsCA.gov](mailto:dsedgwick@lagunahillsCA.gov)>; Dave Wheeler <[DaveForCouncil@cox.net](mailto:DaveForCouncil@cox.net)>

**Subject:** FW: 210427\_Letter to City Council\_Agenda Item 5.5.1.pdf

The attached hopefully it is readable.

This is from Robin Joachim of FLAG. She sent it to all the council members, but it came back as undeliverable. She wasn't able to attend this very important meeting and I couldn't stay to express her concerns.

I too have concerns about the fiscal surplus. Those numbers were the best case scenario. You need to show both sides of the coins.

Please be prudent with this very important decision. It is your LEGACY on the line.

Claudia Mohler

Sent from [Mail](#) for Windows 10

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**From:** [Claudia Mohler](#)

**Sent:** Tuesday, April 27, 2021 8:52 PM

**To:** [Claudia Mohler](#)

**Subject:** 210427\_Letter to City Council\_Agenda Item 5.5.1.pdf

[https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.dropbox.com%2Fs%2F9tevn5xilaonv3s%2F210427\\_Letter%2520to%2520City%2520Council\\_Agenda%2520Item%25205.5.1.pdf%3Fdl%3D0&data=04%7C01%7C%7Ce2d6f49402784d0c5d9808d909f91aee%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637551787759208191%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=oDuQkXx3dqzDRB74S79zqx8gVb1kMz91Qdr0lIH22oM%3D&reserved=0](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.dropbox.com%2Fs%2F9tevn5xilaonv3s%2F210427_Letter%2520to%2520City%2520Council_Agenda%2520Item%25205.5.1.pdf%3Fdl%3D0&data=04%7C01%7C%7Ce2d6f49402784d0c5d9808d909f91aee%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637551787759208191%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=oDuQkXx3dqzDRB74S79zqx8gVb1kMz91Qdr0lIH22oM%3D&reserved=0)

Sent from my iPhone

[[[External E-mail]]]

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27 April 2021

(#1 of 2)

Comments on Agenda Item 5.5.1

The Village at Laguna Hills

I am against the project,  
I think the old mall could be  
refurbished and made profitable.

The impact on the adjacent cities  
and the freeway would be  
horrible. The traffic alone, both  
the increase of vehicles from con-  
struction and the future addition  
of new homeowners and office/retail  
employees, would be catastrophic.  
None of the involved developers  
live here, I'm guessing. This will  
drive away as many existing small  
businesses as those it attracts.

Elsie Addington, Laguna Woods

ecoprincess2@gmail.com

(#2 of 2)

27 April 2024

Comments on Agenda Item 5.5.1

The Village at Laguna Hills

We already have a Village here - Laguna Woods Village. The developers'/Laguna Hills' usurpation of the LWR 'brand' is opportunistic and pathetic.

The old mall was allowed to 'die' by the previous owners. If this project is built, it, too, will decay and fail once it has ~~served~~ served its purpose of enriching the developers and the City.

I expected more from the City of Laguna Hills than dumping a huge, traffic-jamming development in the junction of its neighbors and the City, and on the S.

City of Laguna Hills didn't work this hard to house the few hundred homeless they were ordered by the Superior Court to house.

Sincerely,

Elsie Addington, Laguna Woods  
ecoprincess2@gmail.com

And more light pollution!

**Jennifer Lee**

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**Subject:** FW: High density housing project

-----Original Message-----

From: Larry McGrail <[lagunapostman@yahoo.com](mailto:lagunapostman@yahoo.com)>

Sent: Friday, May 21, 2021 6:08 PM

To: City Council <[ccouncil@lagunahillsCA.gov](mailto:ccouncil@lagunahillsCA.gov)>

Subject: High density housing project

Dear Mayor & council members, My name is Larry Dean McGrail. I received an advertisement on facebook to recommend the building project on El Toro & Avenida de Carlota. The developers left no room for disagreement on their ad. Just so everyone is clear, traffic is terrible at El Toro & Avenida de Carlota! Freeway traffic is also terrible in this area! Any developer stating traffic is improved is fabricating mis-truths & outright lies ! We avoid this area completely because of traffic & poor traffic management. Building high density houses will only worsen traffic . PERIOD. Cordially, Larry Dean McGrail ESQUIRE

Sent from my iPhone

[[[External E-mail]]]

ATTENTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE CITY OF LAGUNA HILLS. USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS.

321 Avenida Carmel Unit C  
Laguna Woods ,CA 92637

May 28, 2021

The Honorable Mayor Erica Pezold  
Mayor of Laguna Hills  
24035 El Toro Road  
Laguna Hills, CA 92653

Dear Mayor Erica Pezold and Honorary Council Members Don Sedgwick, Janine Heft, Bill Hunt and Don Wheeler,

I am writing to you about the proposed new Village of Laguna Hills development plan that will be where the Laguna Hills Mall used to be.

The plan in of itself shows a good vision, not only for Laguna Hill, but for neighboring communities also. However, in my opinion and those of others, needs to be modified.

I am including a document that I wrote to explain how our vision for the new Village of Laguna Hills could be modified.

My background has been in Human Resources, Technology and Education. I also speak at conferences and to major corporations on "Technology And The Generations At Work." When we understand the mindset today and what the mindset of tomorrow will be, we need to be more forward thinking. Having an agile mindset, will definitely help us to look at the final product or even what the future might look like 5 – 8 – 10 years from now. Businesses are constantly evolving. Therefore, we must change or adapt to changes in the market. We need to be able to react to the emergence of new competitors, development of new industry changing technologies and changing needs of customers This is why the mall had to close.

Speaking more about an agile mindset, there is the fixed mindset and then the growth mindset.

I appreciate the opportunity to allow me to share my thoughts with you and look forward to seeing The Village of Laguna Hills become a landmark community for many now and in the future to follow.

Respectfully,

  
Dori Neuman

Village of Laguna Hills Proposed Changes – My thoughts and Recommendations  
By Dori Neuman  
Laguna Woods

Using an agile mindset, 7 – 10 years from now the market, how we work, etc. will be changed. The generations at work have made it clear what is of interest to them and what is not of interest to them.

When it comes to work, the majority of employees, recently polled around the country, would forgo a \$30,000 raise to go back to the office vs. work from home. Work from home is going to be the future, as is telehealth and other ways technology changes the way we work. A hybrid workforce will continue to be the future for almost all industries. Some companies are now saying, they do not need large office complexes or buildings. Just one place where people may be able to come to the office for meetings and then go home. When CISCO first opened their building 13 in the Bay area, this was the concept. Now with Zoom, Microsoft Teams, etc., meetings are held virtually. There are more tools now to engage employees working from home such as Blueboard, Work 360, Kudo Board, as well as gift certificates for employee recognition.

Leadership nor management will determine the future of how we work. Just like “Moon Shot” a conference I attended a couple of years ago. How did we get to the moon? It was all about data.

Take a look at The Irvine Company’s new office plan at the Spectrum, in Irvine. They were truly thought about of the future of work, when building this complex. Here is the link:

[https://www.irvinecompanyoffice.com/locations/orange-county/irvine-spectrum/spectrum-terrace.html?utm\\_source=linkedin&utm\\_medium=social-paid&utm\\_campaign=oc\\_spectrum-terrace\\_prsp\\_digital-paid\\_accountbased&utm\\_content=carousel-spectrum-terrace](https://www.irvinecompanyoffice.com/locations/orange-county/irvine-spectrum/spectrum-terrace.html?utm_source=linkedin&utm_medium=social-paid&utm_campaign=oc_spectrum-terrace_prsp_digital-paid_accountbased&utm_content=carousel-spectrum-terrace)

Housing is extremely important and one that is critical to address. We do need more housing, to include low-income housing. Now for example, if you are going to build 2,000 new apartments, along with the enclosed parking garages, will there be enough parking spaces for all residents. For example, if you build two parking structures, how many spaces will there be? If there is more than one person to an apartment, let’s say 2, that’s 4,000 people? Will you be building enough spaces...Where will the public park? How will this impact the traffic flow into and out of the area?

Will there be enough water lines, electrical and gas lines to the new apartments? With global warming, how will this affect the usage?

Will there be enough electric charging stations? Electric cars will be increasing in the years to come. It is estimated by 2030, there will be increase of electric cars from where they are today. Although low income residents may not have electric cars, or even a car...there will need to be some for visitors to the area who may have one.

Regarding the amphitheater, do we really need an amphitheater? I do not think so. What we need is more open space, a park with a playground and gardens. Concerts can be held in the park. For example, there is Central Park in NY and other park locations around the country that have concerts, but

no need for an amphitheater. Portable stages are and have worked well, along with portable chairs. Forgoing the amphitheater will bring more room for open space. Much more engaging and a place for visitors to the hospital and from the hotel would most likely walk to, then drive to. Children will have more of a place to go to have fun. Amphitheaters take up so much space and are not used on a regular basis. If we build it, it will become an eyesore.

Remember, noise and air pollution will be a big factor if an amphitheater is built, as well as smoking in some areas. Smoking is considered a nuisance today and there are more lawsuits being won. With the hospital so close by, noise and smoking will not be a added value to anyone.

Gardens with benches would also be ideal and will add to the open space feeling.

Not sure if a large cinema is necessary either. The newer generations can watch movies together with friends streaming on the handheld devices. As home theaters continue to grow and digital transformation will change the way we go to and to see a movie...a large cinema will be going away. As we know technology and the generations at work will change how the future will look, but we need to prepare for this now...Why spend lots of money on a movie theater, when you can use the same concept as concerts in the park for movies too. Just use a portable stage. You can also have an outdoor movie afternoon or evening. Many communities already have and it is very successful.

The generation that will be in the workforce by 2030/2031 is called the Alpha Generation. They were born starting in 2010. Their nickname is "screenagers". They too will have an impact on the future of how we shop, etc.

Will these new developments be smoke free, or will there be sections that are smoke free? Smoking is being considered a nuisance today and lawsuits are starting to pop up.

Restaurants and retail would be ideal, although retail is changing. More restaurants are needed, as are other venues. The newer generations, prefer to shop online. Planning for the future now is critical, or will we have another place where very few, if any will come. Depending on how we build this community today, may become an eyesore of the future. Plan well, using an agile mindset.



**Florina Massbaum: - LUXRE Realty Inc**

DRE# 01784199

**D: 949.235.8018 | F: 949.3607355**

florina777@gmail.com | www.florinamassbaum.com

*Beach to Ranch - Create Wealth Through Real Estate*

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To: Erica Pezold, our Mayor [epezold@lagunahillsca.gov](mailto:epezold@lagunahillsca.gov)

Cc: Don Sedgwick, [dsedgwick@lagunahillsca.gov](mailto:dsedgwick@lagunahillsca.gov)

Janine Heft, [jheft@lagunahillsca.gov](mailto:jheft@lagunahillsca.gov)

Bill Hunt, [bhunt@lagunahillsca.gov](mailto:bhunt@lagunahillsca.gov)

Dave Wheeler, [dwheeler@lagunahillsca.gov](mailto:dwheeler@lagunahillsca.gov)

Thursday, May 6, 2021

"The lower price ranges are disappearing with far fewer homes available to purchase, and it is impacting the number of affordable closed sales."

*OC Housing Report - Steven Thomas - May 6 2021*

Dear Mayor, Council members, Laguna Hills Residents

Re: Mondo Condo - Former Laguna Hills Mall - Two and Three Bedrooms Affordable Condos

Many of you know me as a Real Estate Professional full time for the past 15 years.

I ask each and every one of you to dismiss "affordable housing apartments" and choose instead to build "**affordable condos**"!!

The property owned by Merlone Geier has sat seven years as unproductive prime land right across from City Hall.

Our sons and daughters need the opportunity to buy their first home, and break the cycle of "forever renters" as in the current proposal.

Yes, **owners vs renters** is a way to build a next generation for our city that will take care of the infrastructure.

Yes, they will need roads as Cal Trans is already improving the exits.

**The lack of condos and townhouses available for sale or rent, local and nationwide has grown critical.**

As renowned Economist Steven Thomas featured in CBS, LA Times, NY Times, just noted, lower price homes are disappearing fast.

Out of 28 active listings in Laguna Hills today, only four are condos and townhouses for sale. Less than 15%!!!

How can the first-time home buyer ever get to build equity when available houses are \$900,000?

Just as easy to finance and build as the apartments.

Parking underground, nice pools, a park, groceries, everything you proposed would work better for condos!

### **Less Office Spaces: 580,000 sf office??**

Irvine has plenty of office spaces, many are vacant too!

In the pandemic and Post Pandemic era, 68% of workers nationwide opted to work from home if possible.

COMMERCIAL BUILDINGS ARE GETTING VACANT, YET RESIDENTIAL IS IN HIGHEST DEMAND EVER!!

Yes: our 2021 HOME is also Office + School + Restaurant + Gym + Theater!!

Let's build two- and three-bedroom condos, hundreds and thousands of wanna-be buyers are already here and desperately need them!!

Let's take a look at famous builder **TouchStone in Las Vegas**. He builds an affordable over 2,000 homes community only for first time buyers, not investors!

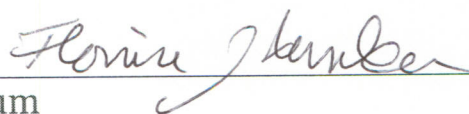
<https://www.8newsnow.com/news/local-news/developer-helps-first-time-homebuyers-in-tough-local-market/>

MONDO CONDO - a stepping stone for our next generation to build equity! We'll build an upscale vibrant city, not just a retirement community.

Let's keep the younger generation here, working and owning their homes. So, they don't run out of state in Texas, Idaho, Tennessee, Arizona, you name it.

My services are available, I intend to join forces for the betterment of Laguna Hills

Kindest regards,




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Florina Massbaum